\$280,000 - 2807 8a Avenue, Wainwright

MLS® #A2195905

\$280,000

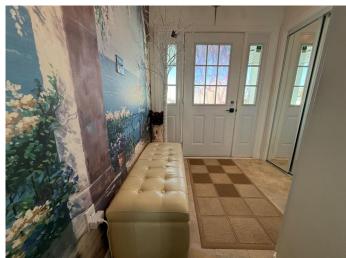
3 Bedroom, 2.00 Bathroom, 1,427 sqft Residential on 0.07 Acres

Wainwright, Wainwright, Alberta

Welcome to this beautiful 1,427 sq. ft. half duplex, being sold by its original owners! This meticulously maintained home is hypoallergenic, featuring no carpet, and has never been smoked in or had pets, making it a perfect choice for those with allergies or sensitivities. Ideally situated near shopping, walking paths, an all-season park, and the highly anticipated new K-6 public school. As you step inside, you're greeted by hardwood floors throughout and a spacious entryway with a convenient 2-piece bathroom. The main floor boasts an open-concept layout featuring a stylish kitchen with extra added cabinetry for storage, a bright dining area with access to the backyard, and a cozy living roomâ€"ideal for entertaining. The attached garage is accessible from inside the home and features an upgraded floor for durability. Upstairs, you'll find a spacious primary bedroom with a large walk-in closet and direct access to the 4-piece bathroom, which includes a soaking tub and dual entry from the hallway. This level also includes two additional bedrooms, perfect for family or guests.

The basement offers laundry facilities with a wash basin, under-stair storage, a large rec room, and a roughed-in bathroom that is ready for your finishing touches. Step outside to enjoy the beautifully designed backyard oasis! The composite deck with aluminum railing and glass panels includes an intricate feature built from the decking. The vinyl-fenced yard offers







privacy and a custom pad for a tranquil retreat, with direct access to a scenic walking trail and boasts a outside shed (8'x10'). Additional exterior features include a concrete driveway with an extra parking pad that has power to a lamp post. Don't miss out on this fantastic home in an unbeatable location! Book your showing today! - Check out the 3D virtual tour!

Built in 2008

Essential Information

MLS® # A2195905 Price \$280,000

Bedrooms 3
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 1,427 Acres 0.07 Year Built 2008

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 2807 8a Avenue

Subdivision Wainwright City Wainwright

County Wainwright No. 61, M.D. of

Province Alberta
Postal Code T9W 0A7

Amenities

Parking Spaces 4

Parking Pad, Single Garage Attached

of Garages 1

Interior

Interior Features Laminate Counters, No Animal Home, No Smoking Home, Sump

Pump(s), Walk-In Closet(s), Vinyl Windows

Appliances Dishwasher, Dryer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Landscaped, No Neighbours Behind, Street

Lighting

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed February 20th, 2025

Days on Market 60 Zoning R-2

Listing Details

Listing Office RE/MAX BAUGHAN REALTY LTD.

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