

# \$249,000 - 904 8 Avenue, Wainwright

MLS® #A2217384

**\$249,000**

3 Bedroom, 2.00 Bathroom, 950 sqft

Residential on 0.09 Acres

Wainwright, Wainwright, Alberta

Welcome to this beautifully maintained 2018 semi-detached 2-storey duplex, ideally located just steps from Wainwright elementary school, downtown shopping, restaurants, and the scenic Wallace Park. This bright and modern 3-bedroom, 2-bath home is move-in ready and perfect for families, professionals, or anyone looking to enjoy convenience and comfort in one great package. Step inside to a stunning open-concept main floor featuring 9-ft ceilings, fresh paint, luxury vinyl plank flooring, and pot lights throughout. The spacious living room is filled with natural light thanks to a large picture window. The heart of the home is the gorgeous kitchen, boasting rich espresso cabinetry, stainless steel appliances, a breakfast bar, and ample counter space—ideal for both everyday living and entertaining. A stylish 2-piece powder room completes the main floor. Upstairs, you'll find two cozy bedrooms plus a generous primary bedroom, all served by a bright 4-piece bathroom with a large window for plenty of natural light. The finished lower level features a large family room—perfect for movie nights or playtime—and a dedicated laundry area. Enjoy outdoor living with a charming front veranda, private fenced backyard, and a back deck ideal for summer barbecues or relaxing evenings. A single detached heated garage adds convenience and comfort year-round. Don't miss this opportunity to own a home that blends modern style, thoughtful design, and a location



thatâ€™s close to everything you need! Book your private showing today!

Built in 2018

### Essential Information

MLS® #	A2217384
Price	\$249,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	950
Acres	0.09
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active



### Community Information

Address	904 8 Avenue
Subdivision	Wainwright
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W1C9

### Amenities

Parking Spaces	3
Parking	Alley Access, Off Street, Single Garage Detached, Gravel Driveway
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Recessed Lighting, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes



Basement	Finished, Full
<b>Exterior</b>	
Exterior Features	Private Yard
Lot Description	Back Lane, City Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 2nd, 2025
Days on Market	54
Zoning	RS

**Listing Details**

Listing Office	RE/MAX BAUGHAN REALTY
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