

# \$109,900 - 1029 8 Avenue, Wainwright

MLS® #A2184566

**\$109,900**

3 Bedroom, 1.00 Bathroom, 941 sqft

Residential on 0.16 Acres

Wainwright, Wainwright, Alberta

Located directly across the street from Wainwright Children's Centre & Wainwright Elementary School, this 3 bedroom home c/w full 4 pc. bath might be the perfect answer for your growing family or perhaps your retirement plan! Priced attractively to get you out of that rental and into your own home or investment property, this home boasts an updated high efficiency furnace (2020) and H2O tank (2020) to alleviate those maintenance concerns. Extra "recent updates" include: New vinyl plank flooring throughout (April '25), Fresh paint job (April '25) & Refrigerator & stove added (April '25). "Worth the Look, so Phone and Book" . . . . . your showing today with your favourite realtor!

Built in 1944

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2184566    |
| Price          | \$109,900   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 941         |
| Acres          | 0.16        |
| Year Built     | 1944        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1029 8 Avenue              |
| Subdivision | Wainwright                 |
| City        | Wainwright                 |
| County      | Wainwright No. 61, M.D. of |
| Province    | Alberta                    |
| Postal Code | T9W 1H4                    |

## Amenities

|                |                                        |
|----------------|----------------------------------------|
| Parking Spaces | 3                                      |
| Parking        | Off Street, Plug-In, RV Access/Parking |

## Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Storage, Sump Pump(s)                         |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                       |
| Cooling           | None                                                          |
| Has Basement      | Yes                                                           |
| Basement          | Partial, Unfinished                                           |

## Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | RV Hookup, Storage                                                       |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Composite Siding, Wood Frame                                             |
| Foundation        | Poured Concrete                                                          |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | December 27th, 2024 |
| Days on Market | 128                 |
| Zoning         | R-2                 |

## Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | ROYAL LEPAGE WRIGHT CHOICE REALTY |
|----------------|-----------------------------------|

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