

# \$419,900 - 401 16 Street, Wainwright

MLS® #A2239740

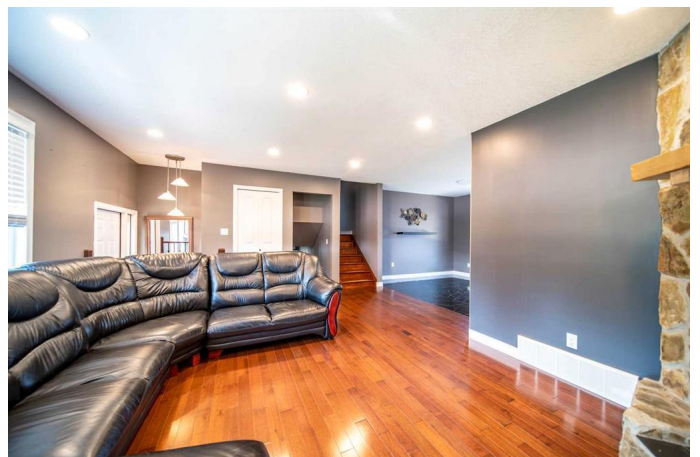
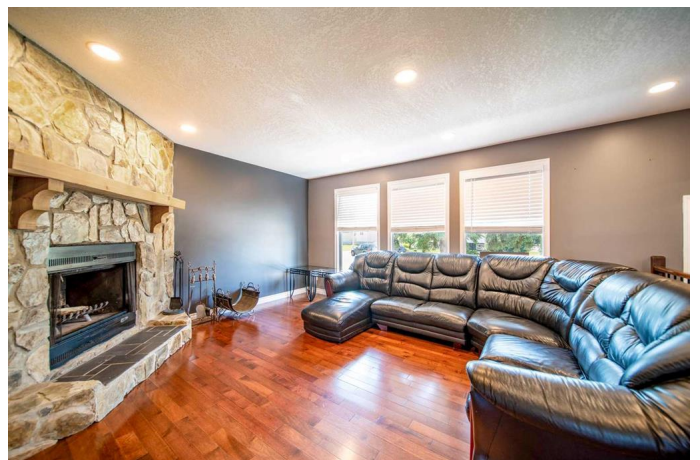
**\$419,900**

4 Bedroom, 3.00 Bathroom, 1,188 sqft

Residential on 0.23 Acres

Wainwright, Wainwright, Alberta

Beautifully finished four level split home located at 401 16th Street, Wainwright. Perfect for the young family looking to be near the Blessed Sacrament School- a 5 minute walk on a quiet street takes you right to the front doors. The new Elementary School will be within a 10-15 minute walk on walking paths. Trails for the Bevans Park and Nature Area nearby. Wainwright Dog Park within 5 minute walk. Located on a large corner lot with a large fully fenced backyard that wraps around both sides of the home(perfect for animals). The backyard has ample shade to relax in from large, established spruce trees and healthy lawn. Cement pad at ground level perfect for patio furniture and to relax in the shade outside in summer afternoons. Quiet, well-established neighborhood with beyond excellent neighbors who are impossible not to love!!! Home was Built in 1978, it is marked as 1188sq feet but has around 1769 square feet of living space between all four floors. Four bedrooms, 2.5 bathroom (master bedroom has ensuite half bathroom). The living room features a wood burning fireplace and hardwood floors. A sharp and modern kitchen and dining room with maple kitchen cupboards, granite counter top and porcelain flooring and wall tile with a corner pantry. Patio doors take you outside to the patio area- easily BBQ and prep food from kitchen to cook on your BBQ and entertain. Master bedroom upstairs has ensuite ½ bath and walk in closet. Two additional bedrooms upstairs close



to the master bedroom are an excellent setup for a growing family. Full bathroom with tub and shower upstairs also ideal for young families. Mid-floor flex area currently used as a home gym, but could also be used as additional living room space, play room or office. Laminate flooring, with carpet in bedroom and vinyl tile in bathroom. Additional bedroom located on this floor, and a bathroom with newly renovated porcelain tile shower, toilet and vanity. Downstairs has carpeted living room space, tile bar area, and furnace/utility room with laundry. Furnace and A/C unit new in 2024. Shingled in 2013. You also will never run out of parking as it has a large driveway which is perfect for gatherings. Long width ways. About 6-8 vehicles parking. Two car attached garage that measures at 22 X 26 feet with a reznor heater along with a front entrance and a back entrance to the yard.

Built in 1978

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2239740      |
| Price          | \$419,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,188         |
| Acres          | 0.23          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|         |               |
|---------|---------------|
| Address | 401 16 Street |
|---------|---------------|

|             |                            |
|-------------|----------------------------|
| Subdivision | Wainwright                 |
| City        | Wainwright                 |
| County      | Wainwright No. 61, M.D. of |
| Province    | Alberta                    |
| Postal Code | T9W 1J3                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 8                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Pantry, Recessed Lighting, Storage, Track Lighting, Vinyl Windows           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | Central Air                                                                                   |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Wood Burning                                                                                  |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                                             |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Irregular Lot |
| Roof              | Asphalt Shingle                                                    |
| Construction      | Wood Frame                                                         |
| Foundation        | Poured Concrete                                                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 19              |
| Zoning         | R2              |

### Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | CENTURY 21 CONNECT REALTY |
|----------------|---------------------------|

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