

# \$195,000 - 714 10 Ave, Wainwright

MLS® #A2255927

## \$195,000

4 Bedroom, 2.00 Bathroom, 1,328 sqft

Residential on 0.21 Acres

Wainwright, Wainwright, Alberta

This property offers a nice location, great square footage and an extra large yard with a park behind. The main floor boasts a spacious kitchen with lots of cabinets, separate dining area that opens up to the deck and backyard. Two bedrooms, a 4 pc bath and a nice sized living room complete the main floor.

Downstairs offers an open family room and games area for everyone, 2 more bedrooms, a den and a 3 pc bath. The single attached garage offers convenience. So much room on this oversized lot for the kids and pets to run around, an area for a garden and your trailer. Enjoy your privacy with the tall fence and mature trees. Located within steps of Wallace Park where you can fish, play on the playground or take a stroll. Also located a few blocks from the Public High School, Elementary School and Hospital plus half a block from restaurants.

Note: Basement windows do not meet Egress requirements, Property is sold 'As Is' and a Schedule A must accompany Offer to Purchase.

Built in 1968

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2255927  |
| Price     | \$195,000 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 1,328       |
| Acres          | 0.21        |
| Year Built     | 1968        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 714 10 Ave                 |
| Subdivision | Wainwright                 |
| City        | Wainwright                 |
| County      | Wainwright No. 61, M.D. of |
| Province    | Alberta                    |
| Postal Code | T9W 1B8                    |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### **Interior**

|                   |                         |
|-------------------|-------------------------|
| Interior Features | Laminate Counters       |
| Appliances        | None                    |
| Heating           | Forced Air, Natural Gas |
| Cooling           | None                    |
| Has Basement      | Yes                     |
| Basement          | Finished, Full          |

### **Exterior**

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | None                                   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn |
| Roof              | Asphalt Shingle                        |
| Construction      | Wood Frame                             |
| Foundation        | Poured Concrete                        |

### **Additional Information**

|             |                      |
|-------------|----------------------|
| Date Listed | September 27th, 2025 |
|-------------|----------------------|

Days on Market     3  
Zoning                R2

**Listing Details**

Listing Office        CENTURY 21 CONNECT REALTY

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