

# \$274,900 - 2807 8a Avenue, Wainwright

MLS® #A2195905

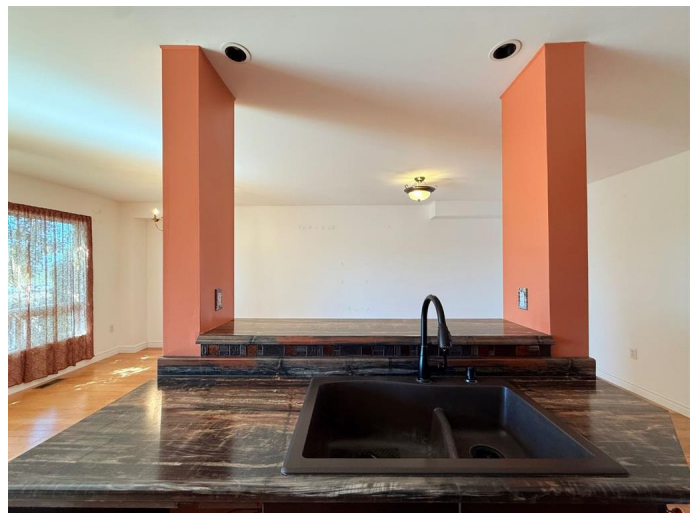
**\$274,900**

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

Wainwright, Wainwright, Alberta

NEW APPLIANCE PACKAGE HAS BEEN ORDERED - 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 room—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. Donâ€™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	\$274,900
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	Parking Pad, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
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	120
Zoning	R-2

## Listing Details

Listing Office	RE/MAX BAUGHAN REALTY
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.