# \$369,000 - 2519 6 Avenue, Wainwright

MLS® #A2236560

# \$369,000

3 Bedroom, 4.00 Bathroom, 1,513 sqft Residential on 0.08 Acres

Wainwright, Wainwright, Alberta

Don't miss your opportunity to own this stunning, central air-conditioned two-storey home backing onto mature green space and located just steps from scenic walking trails, new school that is currently under construction, and outdoor community ice rink. Boasting a bright and airy open-concept layout, this home features modern finishes throughout, including elegant vinyl plank and tile flooring, a neutral color palette, and stylish hardware and lighting. The thoughtfully designed kitchen offers plenty of cabinetry, a corner pantry, and a functional breakfast barâ€"perfect for both everyday living and entertaining. The adjoining dining and living rooms are flooded with natural light and open onto a large two-tier deck and fully fenced backyardâ€"ideal for enjoying summer evenings. A convenient 2-piece powder room is located on the main floor for guests, along with direct access to the 16' x 24' attached heated garage featuring cozy in-floor heat. Upstairs, you'II find a luxurious primary suite complete with tray ceiling, in-floor heating, a generous walk-in closet, and a stunning 4-piece ensuite featuring dual sinks and a 5-foot walk-in shower. Enjoy views of the evening sky and northern lights right from your window. Two additional bedrooms, a 4-piece bath, and a well-placed second-floor laundry room complete the upper level. The fully finished basement offers even more space with in-floor heating, a massive family room, and another full 4-piece bathroom. This





home shows like new and is move-in readyâ€"truly a must-see!

#### Built in 2019

### **Essential Information**

MLS® # A2236560 Price \$369,000

Bedrooms 3
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,513 Acres 0.08 Year Built 2019

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 2519 6 Avenue

Subdivision Wainwright City Wainwright

County Wainwright No. 61, M.D. of

Province Alberta
Postal Code T9W 0B9

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

### Interior

Interior Features Breakfast Bar, Double Vanity, Laminate Counters, Pantry, Recessed

Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Sump Pump(s),

Tray Ceiling(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Finished, Full

**Exterior** 

Exterior Features None

Lot Description Back Yard, Front Yard, Lawn

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

# **Additional Information**

Date Listed July 3rd, 2025

Days on Market 123

Zoning R2

# **Listing Details**

Listing Office RE/MAX BAUGHAN REALTY

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