

# \$280,000 - 2807 8a Avenue, Wainwright

MLS® #A2195905

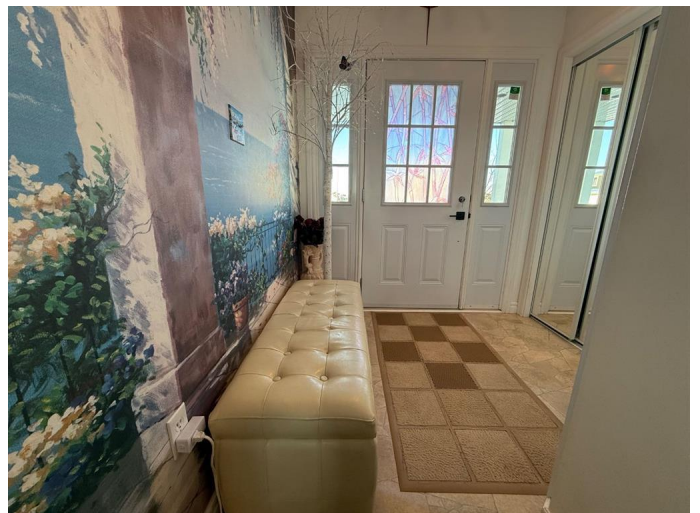
**\$280,000**

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

Wainwright, Wainwright, Alberta

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. Don'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          | \$280,000              |
| 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, Vinyl Windows, Walk-In Closet(s), Sump Pump(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 | 62                  |
| Zoning         | R-2                 |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX BAUGHAN REALTY LTD. |
|----------------|----------------------------|

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