

# \$234,900 - 809 9 Avenue, Wainwright

MLS® #A2207129

**\$234,900**

3 Bedroom, 1.00 Bathroom, 1,089 sqft

Residential on 0.16 Acres

Wainwright, Wainwright, Alberta

Freshly painted and new vinyl plank flooring is sure to impress in this well maintained home with heated shop/garage! Located near WHS, this 1089 sq. ft, home features a desirable open kitchen/dining area, complimented with a generous hardwood filled, french door separated living room. The primary bedroom is located right beside the 4 pc. main bath and the smaller 2nd bedroom could be used as an office or den. The upstairs can easily be used as the 3rd bedroom, craft room or storage area, and has had new vinyl plank flooring added & fresh paint. The "neat 'n clean" basement area is home for utilities, laundry and tons of storage space. Meander outside and you'll find ample space to enjoy a relaxing afternoon under the shady trees and have space to park the RV as well. The heated garage/shop area might be just perfect for the home hobbyist, wishing to do a little handy work in the evenings! Recent updates include:

Fresh paint throughout the whole house (2025), new vinyl plank flooring (2025), house and shop furnaces serviced (2025).

Scheduled to happen soon: New rear door window installation, Furnace air duct cleaning, and a load of fresh gravel is anxious to meet the driveway! Call your favourite realtor today for your personal tour!

Built in 1956

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2207129    |
| Price          | \$234,900   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,089       |
| Acres          | 0.16        |
| Year Built     | 1956        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 809 9 Avenue               |
| Subdivision | Wainwright                 |
| City        | Wainwright                 |
| County      | Wainwright No. 61, M.D. of |
| Province    | Alberta                    |
| Postal Code | T9W 1B9                    |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 8   |
| Parking        | Double Garage Detached, Driveway, RV Access/Parking |
| # of Garages   | 2   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Storage  |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Partial, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Storage   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot |
| Roof              | Cedar Shake   |

|              |                    |
|--------------|--------------------|
| Construction | Stucco, Wood Frame |
| Foundation   | Poured Concrete    |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 6              |
| Zoning         | R2             |

### **Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | ROYAL LEPAGE WRIGHT CHOICE 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.