

# \$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 bar—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 backyard—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'll 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 | 132            |
| Zoning         | R2             |

**Listing Details**

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

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