

# \$344,900 - 2523 6 Avenue, Wainwright

MLS® #A2243835

**\$344,900**

3 Bedroom, 3.00 Bathroom, 1,484 sqft

Residential on 0.08 Acres

Wainwright, Wainwright, Alberta

Welcome to this beautifully designed 2 storey duplex located in Wainwright's newest subdivision, backing onto a mature, tree-lined green space and just steps away from scenic walking trails, an outdoor ice rink, and the brand-new school currently under construction. You'll also enjoy close proximity to a wide range of local amenities. This family-friendly home features a modern, neutral color palette and an open-concept layout. The main floor showcases stylish vinyl plank and tile flooring, large windows that flood the space with natural light, and a well-appointed kitchen complete with ample maple cabinetry, a walk-in pantry, and an eating bar. You'll also find a spacious dining area, inviting living room, convenient mudroom with garage access, and a 2 pc powder room. Upstairs, the expansive primary suite boasts tray ceilings and a walk-through closet leading to a shared 5 pc bathroom, featuring a stand-up shower and relaxing soaker tub. Two additional bedrooms, a versatile homework nook or office space, and a second-floor laundry area complete the upper level. The fully developed basement offers a cozy family room with a gas fireplace, a 4 pc bathroom, and additional storage. Other highlights include central air conditioning, custom blinds throughout, central vacuum with attachments, a single attached heated garage, and a fenced backyard with a two-tiered deck—perfect for outdoor entertaining. This move-in ready home blends comfort, style, and functionality—an ideal place for your family to



grow in a vibrant, up-and-coming neighborhood.

Built in 2015

### Essential Information

MLS® #	A2243835
Price	\$344,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,484
Acres	0.08
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	2523 6 Avenue
Subdivision	Wainwright
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 0B9

### Amenities

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Back Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	ICF Block

### Additional Information

Date Listed	July 29th, 2025
Days on Market	2
Zoning	R2

### Listing Details

Listing Office	RE/MAX BAUGHAN REALTY
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