\$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'II 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'II 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 deckâ€"perfect for outdoor entertaining. This move-in ready home blends comfort, style, and functionalityâ€"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 ^

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features None

Lot Description Back Lane, Back Yard, Bac

Lawn

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation ICF Block

Additional Information

Date Listed July 29th, 2025

Days on Market 78

Zoning R2

Listing Details

Listing Office RE/MAX BAUGHAN REALTY

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