

# \$333,000 - 317 4 Avenue crescent, Wainwright

MLS® #A2261401

**\$333,000**

3 Bedroom, 2.00 Bathroom, 1,392 sqft

Residential on 0.21 Acres

NONE, Wainwright, Alberta

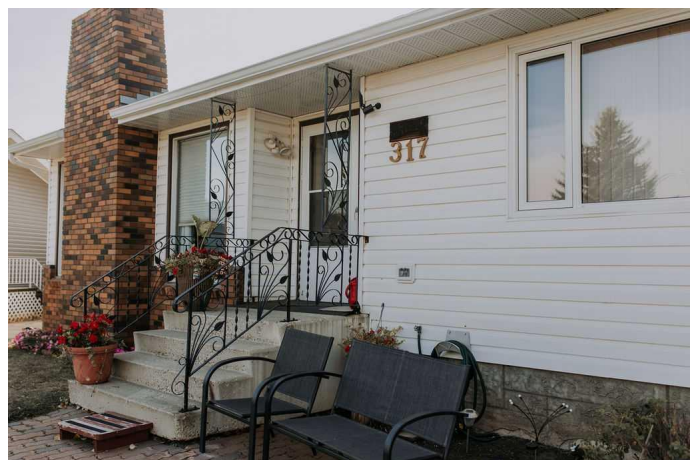
Nestled in a quiet cul-de-sac in the welcoming community of Wainwright, this charming 1974 bungalow has been lovingly lived in and meticulously cared for by the same family for over 50 years. Set on an oversized lot that backs onto a serene walking trail, the property offers mature trees, space, and a strong sense of home. A single attached garage is complemented by a powered detached garage in the back, perfect for extra storage, a workshop, or hobby space. Inside, the home has seen numerous thoughtful updates over the years, including the addition of a sun-filled solarium, custom kitchen cupboards and countertops, updated flooring and paint, new shingles and eaves troughing, air conditioning, and most windows replaced for efficiency and comfort. The main floor bathroom is generously sized and designed with accessibility in mind, offering both convenience and future peace of mind. Downstairs, the finished basement features new flooring, fresh paint, updated trim, and ample space for recreation, family gatherings, or relaxing evenings by the dry bar. This is more than just a house—it's a legacy of care, warmth, and timeless comfort.

Built in 1974

## Essential Information

MLS® #                      A2261401

Price                        \$333,000



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,392       |
| Acres          | 0.21        |
| Year Built     | 1974        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 317 4 Avenue crescent      |
| Subdivision | NONE                       |
| City        | Wainwright                 |
| County      | Wainwright No. 61, M.D. of |
| Province    | Alberta                    |
| Postal Code | T9W 1A1                    |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Parking Spaces | 4                                              |
| Parking        | Single Garage Attached, Single Garage Detached |
| # of Garages   | 2                                              |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Sump Pump(s)                                                 |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | Central Air                                                                                   |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Blower Fan, Brick Facing, Living Room, Wood Burning, Raised Hearth                            |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Private Yard                                                        |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Irregular Lot, |

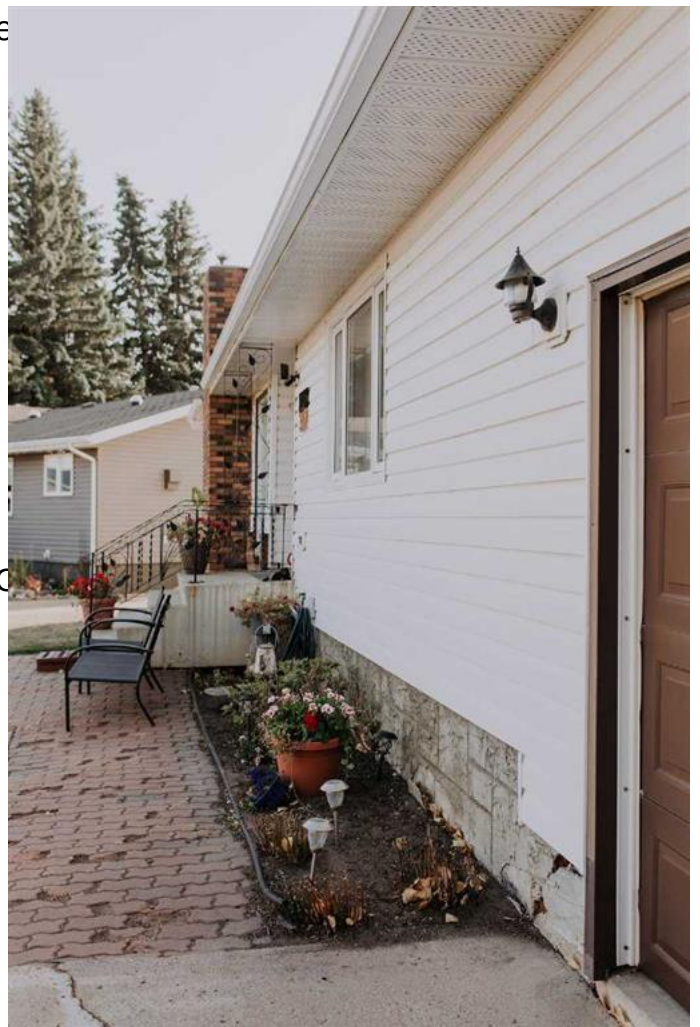
|              |                           |
|--------------|---------------------------|
|              | Low Maintenance Landscape |
| Roof         | Asphalt Shingle           |
| Construction | Brick, Vinyl Siding       |
| Foundation   | Poured Concrete           |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 35                |
| Zoning         | R1                |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | COLDWELLBANKER HOMETOWN |
|----------------|-------------------------|



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