

# \$309,900 - 305 4 Avenue Crescent, Wainwright

MLS® #A2193279

**\$309,900**

4 Bedroom, 3.00 Bathroom, 1,200 sqft  
Residential on 0.23 Acres

Wainwright, Wainwright, Alberta

Tucked away in a peaceful cul-de-sac in highly sought-after West end Wainwright, this 4 bedroom bungalow is conveniently located close to the Base, and mere minutes away from all the amenities Wainwright has to offer - giving you the best of both worlds - quiet, family-friendly living, and easy access to everything you need. Gorgeous mature trees in your front yard beckon you to appreciate nature's glory and provide luxurious shade for those warm sunny days! Step inside to a sunken living room that's both spacious and cozy, with a large bay window pouring in an abundance of natural light. The open-concept kitchen and dining area, with gleaming hardwood floors, will make you want to host dinner parties, or at least make your morning coffee feel like an event. When the weather's right, step outside to your private, fenced backyard - a peaceful retreat with mature cedar trees, perfect for play, relaxation, or backyard BBQs. Back inside the main floor features two bright, roomy bedrooms plus a beautifully renovated main bathroom and a private primary bedroom at the rear complete with its own 2-piece ensuite, and spacious closet. On the lower level, the fun continues in a bright and spacious family room that's ideal for movie nights, playtime, or just hanging out. Need extra space? There's a guest bedroom, a laundry area with cold room, and additional storage closet, just what you need to store your extra seasonal decor. Did I mention this



property has not 1, BUT 2 garages! One attached and one detached—so there’s no shortage of space for vehicles, workbenches, toys, and anything else you can think of. Recent upgrades include a professionally renovated main floor bathroom, additional insulation in ceiling, regrading back yard to improve drainage, new garage man door, and brand-new LVP flooring in the basement, so this home is truly move-in ready. Whether you're a growing family, downsizing, or just looking for a cozy bungalow in a quiet neighborhood, this home checks all the boxes. Don't miss out—book your showing today and make this gem yours to call home!

Built in 1974

### Essential Information

MLS® #	A2193279
Price	\$309,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,200
Acres	0.23
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	305 4 Avenue Crescent
Subdivision	Wainwright
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1A1

## Amenities

Parking Spaces	4
Parking	Alley Access, Driveway, Off Street, Parking Pad, Single Garage Attached, Single Garage Detached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Stove, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Level
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 8th, 2025
Days on Market	34
Zoning	R1

## Listing Details

Listing Office	RE/MAX BAUGHAN REALTY LTD.
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