

# \$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 worldsâ€™ 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 thatâ€™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 weatherâ€™s right, step outside to your private, fenced backyardâ€™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 thatâ€™s ideal for movie nights, playtime, or just hanging out. Need extra space? Thereâ€™s a guest bedroom, a laundry area with cold room, and additional storage closet, just what you need to store your extra seasonal decor.Â 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        | Parking Pad, Alley Access, Driveway, Off Street, 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, Front Yard, Level, Cul-De-Sac, Few Trees |
| Roof              | Asphalt Shingle  |
| Construction      | Brick, Wood Frame  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 8th, 2025 |
| Days on Market | 85                 |
| Zoning         | R1                 |

## Listing Details

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

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