

\$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
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.