



917 6 Avenue
Wainwright, Alberta

MLS # A2288613



\$599,999

Division:	Wainwright		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,464 sq.ft.	Age:	1999 (27 yrs old)
Beds:	6	Baths:	2 full / 3 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Asphalt, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Smart Home, Vaulted Ceiling(s)		

Inclusions: Call Seller Directly

Click brochure link for more details. This custom-built 3,464 sq ft above-ground home (5,690 sq ft total including the fully developed basement) with a double attached garage offers a thoughtfully designed layout featuring a fully integrated home business or guest suite complete with its own private client entrance. The dedicated business space (approx. 1,200 sq ft) includes an open-concept reception/work area, three private offices, two sinks, a dedicated half bath and shared laundry space. The space is currently operating as a salon and presents a unique opportunity for those seeking a live-work setup (subject to municipal approval). The main living area showcases vaulted ceilings, a spacious living room with gas fireplace, and a beautifully updated kitchen with large pantry and new flooring (2025). Upstairs offers three generous bedrooms, two full baths, and an open-to-below balcony overlooking the main living space. A private 247 sq ft loft above the garage is ideal for an executive office, creative studio, or additional workspace. The fully finished lower level features three additional bedrooms, a full bath, open-concept living area with bar (sink & fridge), laundry, storage, and flex/exercise space—perfect for extended family living. Additional highlights include A/C, in-floor heating, two furnaces, two hot water tanks, two water meters, upgraded flooring and fixtures, new roof (2024), laundry chute, large outdoor shed, and a 4-car driveway.