



702 10 Avenue
Wainwright, Alberta

MLS # A2300938



\$419,500

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,173 sq.ft.	Age:	1993 (33 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street, RV Access/Parking		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Wood	Utilities:	-
Features:	Central Vacuum, High Ceilings, Separate Entrance, Storage, Sump Pump(s), Suspended Ceiling		

Inclusions: TOTAL OF: [2] REFRIGERATORS, [2] GAS STOVES, [2] WASHERS, [2] DRYERS, [1] DISHWASHER

Spacious and versatile 4-level split offering room for the whole family. This 6-bedroom, 3.5-bathroom home features over 2,000 sq ft of living space with a functional layout that provides separation without sacrificing flow. The main level includes a bright living room, a dining area with double patio doors leading to a deck, and a U-shaped kitchen complete with a gas stove and ample cabinetry. The second level offers 3 bedrooms, including a primary suite with a 2-piece ensuite and a large walk-in closet. Rounding off the second level is a 4-piece main bathroom. The third level down features a large family room, one bedroom, and a 3-piece bathroom. The fourth level down is partially finished and awaiting the touches of the new owner—ideal for a home gym or theatre space—with a laundry, utility, and storage area on the same level. A separate 2-bedroom living space is connected by a heated enclosed breezeway and has seen a lot of recent renovations including new flooring and paint, trims and lighting. Featuring its own kitchen with gas stove, full bathroom, private laundry, and living area. The living room in this space features patio doors leading to a deck with stairs down to the backyard, and the 10' ceilings add to the open feel. Situated on a fully fenced 9,810 sq ft corner lot, the property offers plenty of outdoor space along with a heated garage/shop (approximately 900 sq ft) and ample parking with a long driveway. Outdoor living is a highlight here, with multiple deck spaces including a brand new 10' x 18' front deck—perfect for morning coffee or evening sunsets. The home has seen updates over the years, including laminate flooring and interior paint, shingles on house and garage (2021) furnace (2017) Hot water tank (2023) and features a whole-house commercial exhaust fan to help keep the home cool on hot days and promote

airflow. A solid property with flexible living options and strong value. Photos of main house taken when home was empty, it is currently being lived in. More photos to come.