



810 10 Avenue
Wainwright, Alberta

MLS # A2303202



\$575,000

Division:	Wainwright		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,698 sq.ft.	Age:	1968 (58 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.32 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Irregular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Hardwood, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully maintained 2,698 sq ft four-level split, originally built in 1968 and thoughtfully cared for by the same family for generations. Situated on an oversized corner lot in Wainwright, this home offers the perfect blend of space, comfort, and location—backing directly onto serene greenspace and walking trails, ideal for active families and outdoor enthusiasts. With five bedrooms and three bathrooms, there’s room here for everyone to grow, gather, and create lasting memories. The heart of the home is the spacious and inviting kitchen and dining area, designed for family meals, celebrations, and everyday connection. The main level also features a bright living room, a cozy dinette, a convenient powder room, and main floor laundry for added practicality. Upstairs, you’ll find three bedrooms and a well-appointed 5-piece bathroom, accessible from both the hallway and the primary bedroom—perfect for busy family mornings. The lower level expands your living space with two additional bedrooms, a 3-piece bathroom, and a large family/games room complete with a gas fireplace. From here, step out through the walkout to the expansive, fully fenced backyard—an ideal setting for kids to play, summer barbecues, or simply relaxing in your private outdoor retreat. The basement remains unfinished, offering a blank canvas for future development to suit your needs. Completing the home is a double attached garage, providing ample parking and storage. Located close to schools and the hospital, with easy access to the highway and main street, this property ensures convenience to all amenities while maintaining a peaceful, family-friendly setting. This is more than just a house—it’s a place where generations have gathered, milestones have been celebrated, and memories have been made.

Now, it's ready for a new family to begin their next chapter.