



GRASSROOTS

REALTY GROUP

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**1029 7 Avenue
Wainwright, Alberta**

MLS # A2317155



\$470,000

Division:	Wainwright		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,202 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Interior Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	ICF Block	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows		

Inclusions: N/A

Welcome to this stunning newly built bi-level home, masterfully crafted by one of Wainwright's most trusted and premier builders. Every detail of this residence reflects quality craftsmanship and a refined modern aesthetic, offering the perfect blend of contemporary style and everyday functionality — all just moments from downtown, schools, and neighbourhood parks. Step inside to an entryway that immediately sets the tone, featuring a dramatic statement chandelier, sleek black vertical baluster staircase railing, and wide-plank light laminate flooring that flows seamlessly throughout the main living areas. The large picture window in the living room floods the space with natural light, creating a warm and welcoming atmosphere from the moment you arrive. The heart of this home is the beautifully appointed kitchen, designed to impress even the most discerning buyer. Featuring on-trend two-tone cabinetry in a sophisticated sage green and crisp white, paired with coordinating matte black hardware, this kitchen is as stylish as it is functional. Stunning white quartz countertops with subtle veining, a vertical linear tile backsplash, a built-in range hood with warm wood accent detail, and a sleek matte black faucet complete the upscale look. A generous island with breakfast bar seating makes this the perfect space for entertaining or casual family meals, while a patio door provides easy access to the outdoors. LED recessed lighting throughout the entire home adds a modern, polished finish to every room. Boasting 5 spacious bedrooms and 3 full bathrooms, this home offers outstanding space and flexibility for growing families. The lower level features a dedicated laundry room, keeping daily household tasks organized and tucked away while maximizing the livability of the main floor. Sod has been laid down at the front and back of property, with a 24x24 gravel parking pad soon

to be completed. This is a rare opportunity to own a brand-new, move-in ready home with premium finishes and thoughtful design in one of Wainwright's established neighbourhoods. Homes of this caliber by this builder do not last long — take a look at the virtual tour and then book your private showing today.