

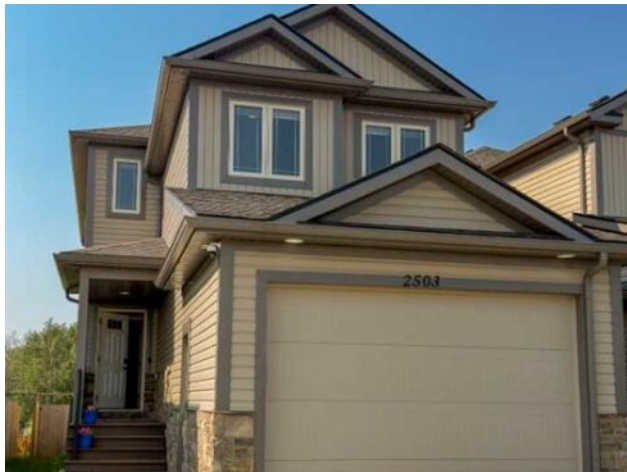


GRASSROOTS
REALTY GROUP

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2503 6 Avenue
Wainwright, Alberta

MLS # A2333914



\$385,000

Division:	Wainwright		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,797 sq.ft.	Age:	2016 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Pantry		

Inclusions: na

Exceptional 5-Bedroom Townhome Backing onto Trails & Green Space in Wainwright Description: Think townhomes lack space? Think again. Welcome to 2503, a remarkably spacious 5-bedroom, 4-bathroom residence in Wainwright, Alberta, designed for growing families, military members, and anyone seeking low-maintenance living without compromising on layout or location. The Main Level & Living Spaces: Step inside to an inviting open-concept main floor featuring warm wood-tone flooring, modern kitchen cabinetry with a central island and stainless steel appliances, a dedicated dining area with a multi-sided fireplace, and a bright living room. Upper Level & Finished Basement: The upper levels feature well-appointed bedrooms, including a generous primary suite with a private ensuite and walk-in closet, alongside conveniently located upper-level laundry. The fully finished basement adds even more functional square footage, complete with additional bedrooms, a full bathroom, and flexible space perfect for a home office, gym, or recreation room. Exterior & Location Perks: Garage: Attached garage designed with depth—yes, your full-size truck will fit! Backyard Views: Step out onto your private back deck overlooking open green space. Walk out your back gate straight onto Wainwright's bike and walking trail network. Neighborhood: Directly across from Rotary Park, the outdoor hockey rink, and the new elementary school—offering unmatched convenience for families. Location & Relocation Expertise: Ideal for buyers relocating to CFB Wainwright, working within the MD of Wainwright, or moving from neighboring communities such as Edgerton, Irma, Hardisty, or Provost. Brought to you by Ken Hrubeniuk, Broker/Owner at Royal LePage Wright Choice Realty. Every transaction directly supports local heroes through the Moving

Heroes program and contributes a commission donation to the Royal LePage Shelter Foundation. Contact today to schedule your private tour or clarify your next move in Wainwright real estate!