

# \$415,000 - 1130 16 Street, Wainwright

MLS® #A2208902

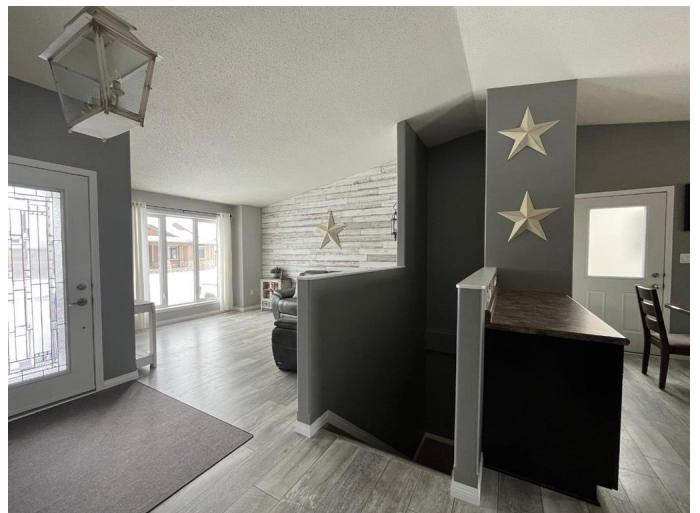
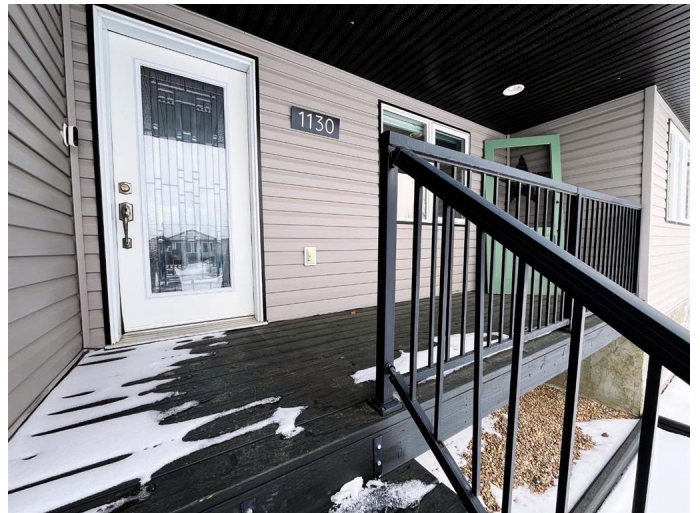
**\$415,000**

4 Bedroom, 3.00 Bathroom, 1,177 sqft

Residential on 0.16 Acres

Wainwright, Wainwright, Alberta

Welcome to this beautifully kept 1,177 sq. ft. bungalow, a true family haven nestled in a peaceful, quiet neighborhood. Surrounded by mature trees on one side, this home offers both privacy and a scenic view, providing a serene atmosphere perfect for unwinding after a long day. Key Features: Three Bedrooms on the Main Floor – three bedrooms, offering plenty of space for family members of all ages; Vaulted Ceilings – Soaring ceilings in the living area create a bright and airy atmosphere, enhancing the home’s open concept layout; Barnwood Feature Wall – The stylish barnwood accent wall in the living room adds a rustic touch to this modern family home, giving it warmth and character; Impeccable Maintenance – This property has been lovingly maintained, with fresh paint applied in 2023, a new hot water tank installed in 2022, and brand-new LifeProof laminate flooring throughout, providing both durability and beauty; Private, Low-Maintenance Backyard – Enjoy peace and privacy in the backyard, perfect for family gatherings, relaxation, and outdoor activities; Wrap-Around Deck – Ideal for entertaining, the wrap-around deck extends the living space outdoors, allowing you to enjoy the sunshine and fresh air in comfort; Modern Comforts – This home is equipped with a high-efficiency furnace and central air conditioning to keep you comfortable all year round. The natural gas hookup for a BBQ and optional in-floor heating (not hooked up) adds extra



convenience to your lifestyle, a gas-line to the garage has it ready for heat; Hunter Douglas Blinds in Kitchen – Enjoy privacy and light control with custom Hunter Douglas blinds in the kitchen, which provide both style and functionality; Central Vacuum – Simplify cleaning with the built-in central vacuum system, making housework a breeze. This home truly has it all – from thoughtful design details like the vaulted ceilings and barnwood accents, to the practical features that make day-to-day life easier. Located in a tranquil neighborhood, yet close to all amenities, schools, and parks, this property offers the ideal balance of comfort and convenience. Whether you're enjoying the peaceful backyard, entertaining on the deck, or relaxing in the cozy living room, this home is perfect for families looking to create lasting memories. Don't miss out on this wonderful opportunity!

Built in 2008

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2208902    |
| Price          | \$415,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,177       |
| Acres          | 0.16        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                |
|-------------|----------------|
| Address     | 1130 16 Street |
| Subdivision | Wainwright     |

|             |                            |
|-------------|----------------------------|
| City        | Wainwright                 |
| County      | Wainwright No. 61, M.D. of |
| Province    | Alberta                    |
| Postal Code | T9W 1E5                    |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home  |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Central Air Conditioner |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Private Yard                      |
| Lot Description   | Back Yard, Front Yard, Many Trees |
| Roof              | Asphalt Shingle                   |
| Construction      | Stone, Vinyl Siding               |
| Foundation        | Wood                              |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 21              |
| Zoning         | R1              |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | COLDWELLBANKER HOMETOWN REALTY |
|----------------|--------------------------------|

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