

1934 8 Avenue  
Wainwright, Alberta

MLS # A2281461

**\$465,000**

Division:	Wainwright		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,250 sq.ft.	Age:	1990 (36 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door Opener		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Kitchen Island, Laminate Counters, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome home to space, comfort, and a location your family will love! Perfectly positioned between two schools and backing directly onto Bevan's Park greenspace, this beautifully renovated 5-bedroom, 3-bathroom home sits on an expansive 10,485 sq. ft. lot—the perfect setting for busy family life, outdoor play, and room to grow. Step inside to a bright, welcoming interior that has been thoughtfully updated with family living in mind. You'll love the durable new vinyl plank flooring in the basement, lush new carpet in the upstairs bedrooms, and freshly painted ceilings, walls, and all-new modern trim throughout—creating a clean, fresh space ready for everyday living. The heart of the home is the kitchen, offering both style and practicality with professionally painted cabinets, marble-style laminate countertops, a striking herringbone backsplash, and a new granite sink. A brand-new patio door leads out to your new spacious 18' x 12' deck, making it easy to keep an eye on kids while they play in the backyard or enjoy family BBQs overlooking Bevans park. Outside, the fully fenced yard is a dream for families—complete with a concrete firepit area for cozy evenings, a newly shingled 8' x 12' shed for bikes and toys, an extra concrete pad for RV parking, and a variety of fruit trees and bushes to enjoy sweet summer treats right at home. The main living room offers a cozy gathering space, highlighted by a beautifully updated wood-burning fireplace—perfect for movie nights and chilly winter evenings. Upstairs, both bathrooms have been completely renovated from floor to ceiling, featuring new vanities, bathtubs/showers, mirrors, lighting, vinyl tile flooring, and IKEA cabinetry to keep family essentials neatly organized. Additional family-friendly upgrades include new light fixtures throughout, four new

windows, a new hot water tank, new exterior lighting, a new concrete walkway and front step, and a new double-wide insulated garage door. Even the laundry room has been upgraded with the addition of extra cabinetry, and a new laundry tub. Freshly cleaned, move-in ready, and backing onto greenspace, this home offers the perfect blend of modern updates, outdoor space, &mdash;a place where your family can truly settle in and make lasting memories. Homes like this don&rsquo;t come along often&mdash;come see it for yourself! Call your favorite Realtor today to book your showing.