

# \$444,900 - 1001 30 Street, Wainwright

MLS® #A2205287

**\$444,900**

5 Bedroom, 3.00 Bathroom, 1,846 sqft

Residential on 0.18 Acres

Wainwright, Wainwright, Alberta

PRICE IMPROVEMENT - now listed at APPRAISED value! Welcome to this fully finished, modern 2-storey home, ideally located just steps away from scenic walking trails, parks, playgrounds, shopping, and the exciting new K-6 elementary school currently under construction. This stunning property not only offers the convenience of an attached garage but also features a detached garage—perfect for extra vehicles, a workshop, or additional storage. Upon entering, you'll be greeted by a bright and spacious main floor. The expansive dining room offers plenty of space for family gatherings, while the inviting sitting room, complete with a gas fireplace, provides the perfect setting to relax. The U-shaped kitchen is both functional and stylish, featuring brand-new countertops and ample storage space. A cozy breakfast nook with access to the back deck and yard completes the space, offering an ideal spot for morning coffee. A convenient 2-piece bath is also located on this floor. The second level boasts a luxurious primary bedroom with a large walk-in closet, providing ample storage. Three additional bedrooms are perfect for a growing family or guests, and the 4-piece bathroom is complete with a corner soaker tub and separate shower—ideal for unwinding after a long day. The fully finished basement adds even more living space, with a versatile flex room, a spacious family room, and a rec/games area that is perfect for entertainment. A 3-piece



bath and an additional bedroom offer convenience and privacy for guests or older children. The exterior of this home is equally impressive, with a charming front porch thatâ€™s perfect for enjoying beautiful sunsets. The property is meticulously landscaped, and there is plenty of room for parking, making it an ideal space for both relaxation and outdoor activities. This is truly a must-see homeâ€”don't miss the chance to make it yours!

Built in 2008

**Essential Information**

MLS® #	A2205287
Price	\$444,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,846
Acres	0.18
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	1001 30 Street
Subdivision	Wainwright
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W0A6

**Amenities**

Parking Spaces	6
Parking	Single Garage Attached, Single Garage Detached

# of Garages 2

### Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Laminate Counters, Soaking Tub, Storage, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Private Yard, Storage

Lot Description Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, No Neighbours Behind

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed March 24th, 2025

Days on Market 50

Zoning R1

### Listing Details

Listing Office RE/MAX BAUGHAN REALTY

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