

\$369,000 - 2519 6 Avenue, Wainwright

MLS® #A2236560

\$369,000

3 Bedroom, 4.00 Bathroom, 1,513 sqft
Residential on 0.08 Acres

Wainwright, Wainwright, Alberta

Don't miss your opportunity to own this stunning, central air-conditioned two-storey home backing onto mature green space and located just steps from scenic walking trails, new school that is currently under construction, and outdoor community ice rink. Boasting a bright and airy open-concept layout, this home features modern finishes throughout, including elegant vinyl plank and tile flooring, a neutral color palette, and stylish hardware and lighting. The thoughtfully designed kitchen offers plenty of cabinetry, a corner pantry, and a functional breakfast bar—perfect for both everyday living and entertaining. The adjoining dining and living rooms are flooded with natural light and open onto a large two-tier deck and fully fenced backyard—ideal for enjoying summer evenings. A convenient 2-piece powder room is located on the main floor for guests, along with direct access to the 16' x 24' attached heated garage featuring cozy in-floor heat. Upstairs, you'll find a luxurious primary suite complete with tray ceiling, in-floor heating, a generous walk-in closet, and a stunning 4-piece ensuite featuring dual sinks and a 5-foot walk-in shower. Enjoy views of the evening sky and northern lights right from your window. Two additional bedrooms, a 4-piece bath, and a well-placed second-floor laundry room complete the upper level. The fully finished basement offers even more space with in-floor heating, a massive family room, and another full 4-piece bathroom. This



home shows like new and is move-in ready”truly a must-see!

Built in 2019

Essential Information

MLS® #	A2236560
Price	\$369,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,513
Acres	0.08
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2519 6 Avenue
Subdivision	Wainwright
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 0B9

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Double Vanity, Laminate Counters, Pantry, Recessed Lighting, Storage, Sump Pump(s), Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer

Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete



Additional Information

Date Listed	July 3rd, 2025
Days on Market	40
Zoning	R2

Listing Details

Listing Office	RE/MAX BAUGHAN REALTY
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.