



1926 8 Avenue , Wainwright, Alberta - \$630,000



Main Photo

Property Description

Step into this beautifully updated 2-storey split, perfectly positioned backing onto the peaceful trails of Bevans Nature Park. From the moment you walk in, you're greeted by soaring vaulted ceilings and a sun-soaked open-concept layout that seamlessly connects the living room, dining area, and kitchen. The kitchen is a chef's dream—featuring refurbished cabinetry, stainless steel appliances, a corner pantry, and easy access to the back deck, ideal for summer BBQs. The spacious main floor primary suite offers a private retreat with a walk-in closet and 4-piece ensuite, while the nearby laundry room adds everyday convenience. Upstairs, you'll find two generously sized bedrooms, each with their own sink area, connected by a clever Jack-and-Jill bathroom, plus a cozy reading nook overlooking the main floor. The basement is designed for entertaining, with a large games room (pool table included!), a theatre room, a



stylish wet bar, and a luxurious guest bedroom paired with a beautifully renovated bathroom featuring a massive shower and dressing area. Enjoy year-round comfort with in-floor heating, air conditioning, and on-demand hot water. Additional perks include a natural gas BBQ hookup, an oversized garage, and a private hot tub oasis to unwind after a long day. This home blends modern updates with warm, inviting spaces—you won't want to leave! *Poly-B Incentive of \$15,000 if sold by September 30/2025*

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