

# \$599,000 - 2426 6 Avenue, Wainwright

MLS® #A2115282

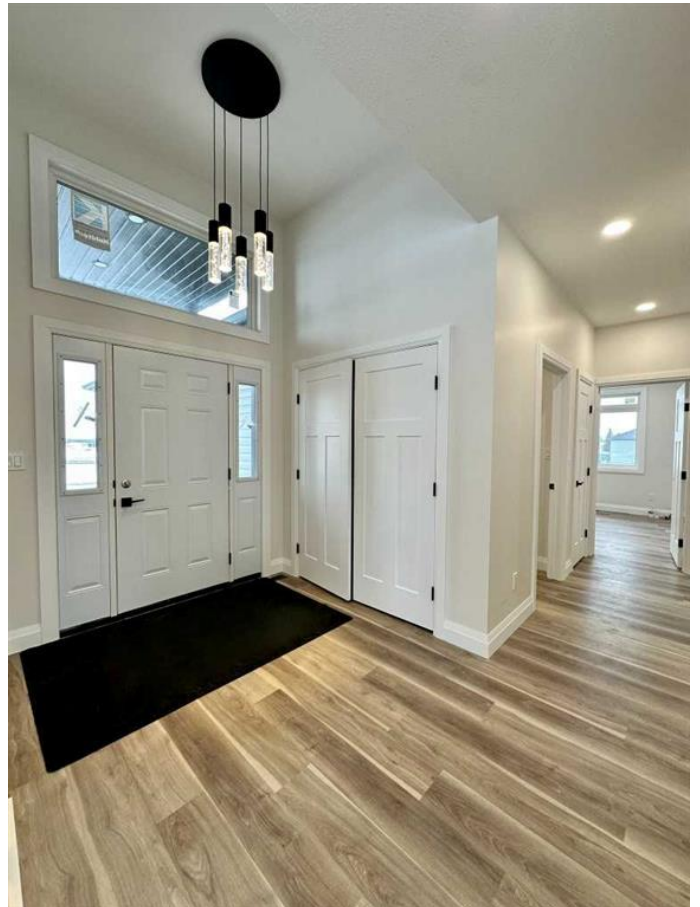
**\$599,000**

5 Bedroom, 3.00 Bathroom, 1,540 sqft  
Residential on 0.16 Acres

NONE, Wainwright, Alberta

Stunning Luxury Custom-Built Home â€” 1540 sq ft of Unmatched Craftsmanship!

Welcome to this extraordinary 1540 sq ft custom-built home, where impeccable craftsmanship and thoughtful design come together to create a space unlike any other. The elegant hip roofline, stone accents, and covered composite deck with metal railing make an immediate first impression, with the added bonus of Celebright permanent lighting enhancing the homeâ€™s charm. Inside, youâ€™ll be captivated by the bright, airy atmosphere, with triple-glazed transom windows and soaring 9-foot ceilings throughout. The grand entryway, featuring a striking 12-foot tray ceiling, leads into a thoughtfully designed work-through closet that provides convenient access to the laundry room and garage. The open-concept living, dining, and kitchen areas are perfect for both entertaining and everyday life. Vinyl plank flooring throughout both levels not only enhances the homeâ€™s flow but also ensures easy maintenance. The kitchen is a chefâ€™s dream, with a large walk-in pantry, a 9-foot island with a breakfast ledge, and beautiful garden doors opening to a spacious 22â€™ x 10â€™ composite deck. Cozy up to the gas fireplace in the living room or gather in the dining area beneath the stunning 11-foot tray ceiling. The primary bedroom offers a luxurious retreat, featuring a walk-in closet and a spa-like ensuite with an incredible tiled shower. Two additional spacious bedrooms, a



full bathroom, and a main-floor laundry room provide convenient one-floor living. The developer has thoughtfully added extra insulation between the laundry room and bedroom, as well as between the second bedroom and the primary, ensuring quiet, restful nights. The fully finished lower level, adding another 1540 sq ft of living space, boasts 9-foot ceilings and includes two large bedrooms, storage room and an oversized media/games area, perfect for family movie nights or entertaining guests. A standout feature of this home is the double-attached garage, which is the envy of the neighborhood. Finished with tin ceilings and walls, it includes a high-rise opener for the 10-foot by 18-foot commercial garage door, a floor drain, and is wired with a 220-volt outlet – perfect for all your tools and hobbies. Located in the newest development area, this home is just across from a large green space with walking trails that connect the neighborhood. The new K - Grade 6 school, currently under construction, is just a block away, and its site includes a new regulation-size rink with outdoor lighting. Plus, easy access to nearby shopping makes this location ideal. This home is the epitome of top-quality craftsmanship and design, ready for you to move into this spring. Don't miss the opportunity to own this one-of-a-kind luxury home! Note: Pricing does not include exterior concrete, fencing, landscaping, or appliances. The range hood is installed and included in the list price

Built in 2024

### **Essential Information**

MLS® #	A2115282
Price	\$599,000
Bedrooms	5
Bathrooms	3.00

Full Baths 3  
Square Footage 1,540  
Acres 0.16  
Year Built 2024  
Type Residential  
Sub-Type Detached  
Style Bungalow  
Status Active

### Community Information

Address 2426 6 Avenue  
Subdivision NONE  
City Wainwright  
County Wainwright No. 61, M.D. of  
Province Alberta  
Postal Code T9W 0B9

### Amenities

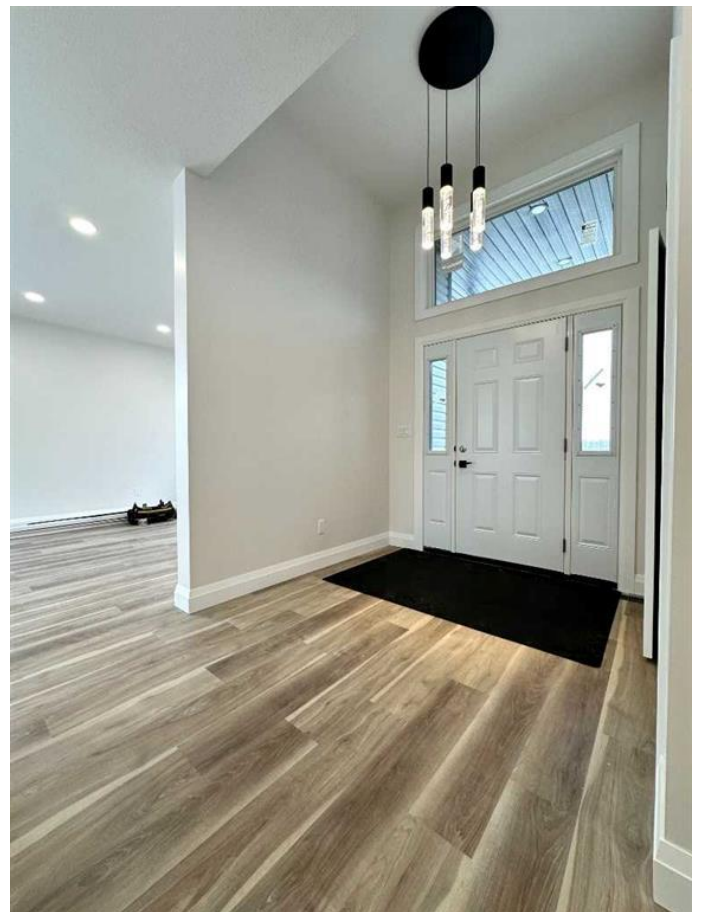
Parking Spaces 4  
Parking Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front  
# of Garages 2

### Interior

Interior Features Breakfast Bar, Chandelier, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Tray Ceiling(s), Walk-In Closet(s)  
Appliances None  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Yard  
Lot Description Back Yard, Front Yard, Rectangular Lot, Street Lighting  
Roof Asphalt Shingle



Construction	Stone, Vinyl Siding, Wood Siding
Foundation	ICF Block

### **Additional Information**

Date Listed	March 14th, 2024
Days on Market	384
Zoning	R1

### **Listing Details**

Listing Office	COLDWELLBANKER HOMETOWN REALTY
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