

**2902 10 Avenue**  
**Wainwright, Alberta**
**MLS # A2220831**

**\$889,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,128 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Garage Door Opener, Garage Faces Front, Heated Garage, Triple Garage Att		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1A
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, French Door, Granite Counters, Kitchen Island, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Defining Luxury & One-of-a-Kind Executive Home! Welcome to a home that truly sets itself apart. Boasting over 4,100 sq ft above grade and an additional 1,818 sq ft of expertly finished lower-level space, this luxurious residence offers an ideal blend of sophistication, comfort, and thoughtful design & perfect for entertaining or everyday family living. Step into the heart of the home: a chef-inspired kitchen featuring two wall ovens, a built-in gas range with pot filler, a large island with breakfast bar, and a cozy nook, all centered around a double-sided fireplace shared with the living room. The unique grand dining room, complete with a butler's bar, sets the stage for unforgettable gatherings. The main level includes a dedicated gym with a nearby 3-piece bathroom, adding exceptional convenience and flexibility to the layout. Upstairs, discover three spacious bedrooms, each with its own walk-in closet and private ensuite. The primary suite is a true retreat, featuring a cozy sitting area with gas fireplace, a spacious 17' x 10' walk-in closet with custom island, and a spa-like ensuite with a soaking tub and walk-in shower. A bonus room provides additional space for a media lounge, playroom, or reading nook, and the laundry room is ideally located on the upper level for everyday ease. The fully finished lower level is an entertainer's dream, showcasing a media room, expansive game/family area, and a stylish bar setup perfect for hosting. A fourth bedroom with walk-in closet, a full 4-piece bathroom, and a quiet office space complete this incredible level. Outside, enjoy the luxury of a two-tier composite deck overlooking peaceful green space & with no backyard neighbours, you'll love the privacy and serene setting. This is not just a home & it's a lifestyle. You have to see it to believe it.