



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

1233 6 Avenue  
Wainwright, Alberta

MLS # A2214298



**\$268,000**

|           |   |        |                   |
|-----------|---|--------|-------------------|
| Division: | Wainwright  |        |                   |
| Type:     | Residential/House   |        |                   |
| Style:    | Bungalow  |        |                   |
| Size:     | 704 sq.ft.  | Age:   | 1943 (82 yrs old) |
| Beds:     | 2   | Baths: | 1 full / 1 half   |
| Garage:   | Single Garage Detached  |        |                   |
| Lot Size: | 0.16 Acre   |        |                   |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape |        |                   |

|             |                        |            |    |
|-------------|------------------------|------------|----|
| Heating:    | Forced Air             | Water:     | -  |
| Floors:     | Laminate, Tile         | Sewer:     | -  |
| Roof:       | Asphalt Shingle        | Condo Fee: | -  |
| Basement:   | Finished, Partial      | LLD:       | -  |
| Exterior:   | Vinyl Siding           | Zoning:    | R2 |
| Foundation: | Block, Poured Concrete | Utilities: | -  |
| Features:   | Laminate Counters      |            |    |

Inclusions: N/A

Welcome to this inviting 2-bedroom bungalow, perfectly blending comfort, updates, and convenience. Situated on a fully fenced lot, this home boasts an impressive “single detached garage”—ideal for storage, hobbies, or extra parking space. Inside, the main floor offers a spacious and light-filled living room, two well-appointed bedrooms, and an eat-in kitchen designed for functionality and comfort. A full 4-piece bathroom includes stackable laundry and ample counter space, providing a practical area for folding and organizing. The basement features a large family space, a 2-piece bathroom, and flexible space that could be converted into an additional bedroom to suit your needs. In addition to thoughtful updates completed to the home prior to 2021 (newer siding, shingles, windows, flooring, countertops, cupboards, electrical, and sump system), the most recent updates include new light fixtures throughout, new paint throughout, new flooring throughout, new hot water tank, new furnace, new vinyl siding on garage to match house - just to name a few! All these updates/renovations will ensure peace of mind and provide modern appeal. Located just minutes from Main Street and close to schools and a splash park, this centrally located gem offers the perfect blend of neighbourhood charm and everyday convenience. Don't miss your chance to own this move-in-ready home in a prime location!