



GRASSROOTS
REALTY GROUP

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1617 6 Avenue
Wainwright, Alberta

MLS # A2222499



\$280,000

Division:	Wainwright		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,079 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Few Trees, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Quartz Counters		

Inclusions: shed, window coverings

Welcome to this beautifully maintained home, ideally located near Bevans Park and scenic walking trails. Just a short walk to Blessed Sacrament School and the new school currently under construction, this property is perfect for families. The main floor features a stunning, renovated kitchen with refinished cabinets, a stylish new tile backsplash, quartz countertops, and brand-new fridge and stove (2024). The layout includes three bedrooms and a 4-piece bathroom, with the spacious primary bedroom offering the added luxury of a private ensuite. Downstairs, you'll find a large family room with a cozy wood stove—perfect for relaxing evenings. The basement also offers a fourth bedroom, a 3-piece bathroom, a dedicated office, a generous laundry/utility room, and two additional storage rooms. Step outside to a fully fenced backyard with a deck, ideal for outdoor entertaining, and a 20x24 double garage for ample parking and storage. Additional updates include a new roof in 2022, offering peace of mind for years to come. This is a move-in ready home in a prime location—don't miss your chance to view it! Schedule a showing today!