



GRASSROOTS
REALTY GROUP

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**1030 15 Avenue
Wainwright, Alberta**

MLS # A2224683



\$287,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,151 sq.ft.	Age:	1962 (63 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Asphalt, Double Garage Detached, Driveway, Garage Door		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Front Yard, Many Trees, On Golf Course, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to this bright and inviting 1151 sq ft bungalow, ideally situated on a spacious 75x140 ft partially fenced lot in Wainwright. Facing south, this charming home is filled with natural light and offers a functional layout perfect for comfortable living and entertaining. Step inside to discover a large, open-concept kitchen that flows seamlessly into the living room, ideal for family gatherings or hosting friends. The home features a mix of hardwood, laminate, and lino flooring, offering both durability and style. Updated windows throughout the home enhance energy efficiency while keeping the interior bright and airy. Recent upgrades include a new hot water tank and a furnace that has been recently inspected and is in good working condition, providing peace of mind for the next homeowner. Enjoy your morning coffee or evening wind-down in the enclosed screened porch, a perfect spot to enjoy the seasons without the bugs. The paved driveway leads to an insulated and heated two-car garage, offering plenty of room for vehicles, storage, or hobbies. This well-maintained home is move-in ready and full of potential, don't miss your opportunity to own a fantastic property in a great Wainwright location!