



GRASSROOTS
REALTY GROUP

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

838 8 Avenue
Wainwright, Alberta

MLS # A2229365



\$349,900

Division:	Wainwright		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,182 sq.ft.	Age:	1987 (38 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Boiler, In Floor, Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Wood
Features:	Ceiling Fan(s), Storage, Sump Pump(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: Basement - Extra stove, refrigerator & hood fan.

Located close to schools and downtown, this property featuring 5-bedrooms c/w with a basement kitchen area and double attached garage could be the perfect find for the growing family! The main floor living room and kitchen are spacious with kitchen/deck access. The primary bedroom is generous with a 3 pc. ensuite and there are 2 additional main floor bedrooms plus 4 pc. main bath with a walk-in tub. Downstairs is home to a handy extra kitchen space & living room area, 2 additional bedrooms, additional 3 pc. bath, storage room, laundry area and utility room. Note - Heating is a handy combination of in-floor radiant heat and forced air. For ease of mind. . .The hot water tank and furnace are new (July 2024); shingles and main floor windows have recently been replaced, and you'll certainly enjoy cooler summer temps with the Central Air conditioning. Step outside the kitchen patio doors to a spacious summer deck area and a fenced yard for Rover. Don't let this opportunity slip away....call your favourite realtor today for your personal tour!