



GRASSROOTS
REALTY GROUP

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1649 3 Avenue
Wainwright, Alberta

MLS # A2232800



\$314,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,144 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Many Trees, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Dry Bar, Storage, Vinyl Windows		

Inclusions: ELECTRIC HEATER IN DETACHED GARAGE, WORK BENCHES IN GARAGE, TV WALL MOUNT IN LIVING ROOM, ATTACHED SHELVES IN LIVING ROOM

Tucked away on a quiet, family-friendly street and just a short walk to playgrounds and walking trails, this well-maintained 1,144 sq ft bungalow offers both comfort and convenience. The main level features a welcoming living room with a cozy wood stove, a bright dining area, and a kitchen with timeless white cabinetry. You'll also find a 4 pc main bath, 3 bedrooms, including the primary bedroom with a 2 pc ensuite and direct access to a large back deck overlooking the beautifully treed, fully fenced back yard. The fully developed basement boasts a generous family room with a dry bar, a large bedroom with a huge walk-in closet, a beautiful newly renovated 3 pc bathroom, laundry area, and ample storage space. Enjoy the attached single car garage plus a spacious 24' x 24' double detached garage with handy back lane access. This property offers ample parking plus plenty of space for an RV! Recent updates include: new vinyl tile flooring on the main level in the kitchen, dining, bathrooms and side entry (2023), added insulation and vents in roof (2022) updated lighting in the basement (2024) new shingles on both the house and garages (2024) new sink, faucet and dishwasher in kitchen (2025) This wonderful family home won't last long! Book your showing today!