



GRASSROOTS
REALTY GROUP

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**1125 25 Street
Wainwright, Alberta**

MLS # A2233326



\$334,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,527 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, See Remarks		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Sump Pump(s)		

Inclusions: N/A

Welcome to this beautifully designed 2-storey single-family home offering the perfect blend of comfort, space, and functionality. The spacious main floor features a large front office—ideal for working from home or a quiet study—along with a convenient 2-piece powder room. The open-concept kitchen, dining, and living areas provide a bright and airy flow, perfect for everyday living and entertaining. Upstairs, you'll find three generous bedrooms, including a private primary suite complete with a walk-in closet and a 3-piece ensuite. A secondary 4-piece bathroom serves the additional bedrooms. The full unfinished basement offers a blank canvas to create your own custom space—whether it's a rec room, home gym, or additional living area. Enjoy the comfort of central A/C throughout the summer, and park with ease in the 22' x 20' attached garage. Step outside to a large, fully fenced lot—ideal for kids, pets, or hosting summer gatherings. This is the perfect home for families looking for space, flexibility, and modern design in a welcoming neighborhood. *\$6000 DECORATING BONUS*