



**GRASSROOTS**  
REALTY GROUP

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**1121 21 Street  
Wainwright, Alberta**

**MLS # A2245358**



**\$253,000**

<b>Division:</b>	Wainwright		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Gravel Driveway, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Interior Lot, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Wood	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Garbage
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Pantry, Walk-In Closet(s)		

**Inclusions:** refrigerator, electric stove, dishwasher, range hood, washer, dryer

Quick Possession Available! This stylish and well-kept 3-bedroom, 4-bathroom duplex is perfect for families or first-time buyers. Step into the front entry to discover a bright functional layout with vinyl planking throughout. A spacious living room leads the way to the bright kitchen with island, pantry, and sunny breakfast nook. A handy 2-piece bath is located off the back entry. Upstairs you'll find two bedrooms, a 4-piece main bath, plus a generous primary suite with a walk-in closet and private 4-piece ensuite. The fully finished basement includes a cozy family room, large laundry area, and another full 4-piece bath—great for guests or extra living space. Outside, the fully fenced backyard includes a shed, and the back lane adds convenience and easy accessibility to the yard—ideal for parking, gardening, or unloading. Clean, modern, and move-in ready—this one won't last long! Book your showing today.