



**GRASSROOTS**  
REALTY GROUP

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902 15 Street  
Wainwright, Alberta

MLS # A2245519



**\$239,900**

<b>Division:</b>	Wainwright		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, High Ceilings, No Smoking Home, Storage, Sump Pump(s)		

**Inclusions:** NA

Check out this charming well maintained home c/w with double car garage and located near the splash park at 902 15 St. Wainwright! This corner lot property features 4 (3/1) bedrooms with a full 4 pc. bath upstairs and 3 pc. downstairs. The vaulted ceiling throughout the main floor provides pleasant and spacious character and central AC combined with attractive window awnings keeps things cool in the summer! The upstairs offers a well appointed kitchen plus dining & living rooms, 3 bedrooms and a 4 pc. bath. The basement is home to a spacious family room, additional bedroom, storage room, cold room, 3 pc. bath and utility/laundry room. Tons of closet and storage space is available for seasonal items. You'll enjoy the shady patio area for visiting while grilling the burgers on the Barbie! \*\*\*Updates: The majority of the upstairs windows were updated in 2015. Hot water tank (2025). The house shingles will be replaced soon by the Seller.