



**GRASSROOTS**  
REALTY GROUP

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**822 15 Street  
Wainwright, Alberta**

**MLS # A2248030**



**\$194,900**

<b>Division:</b>	NONE		
<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>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Concrete Driveway, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

<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>	Metal Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Storage, Sump Pump(s)		

**Inclusions:** NA

Affordable 3 bedroom family home with workshop, large garden & located right across the street from the Splash park! Located near the schools, this 3 property offers 3 upstairs bedrooms, eat-in kitchen and sizeable living room. The 4 pc. main bath is accessible directly to the primary bedroom to make it a "pass through" ensuite as well! The basement is home to a spacious family room, 2 pc. bath, storage room and laundry/utility space! The backyard hosts a 22' X 12' (wood heat) workshop, 8' X 8' shed and a lovely garden area for those with a green thumb! Shingles are new in 2025. Furnace will be serviced in the near future to alleviate those concerns to the next lucky owner! Call your favourite realtor today to arrange your personal showing!