



**GRASSROOTS**  
REALTY GROUP

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**317 4 Avenue Crescent  
Wainwright, Alberta**

**MLS # A2261401**



**\$315,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,392 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached, Single Garage Detached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Irregular Lot, Low Ma		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Sump Pump(s)		

**Inclusions:** N/A

Nestled in a quiet cul-de-sac in the welcoming community of Wainwright, this charming 1974 bungalow has been lovingly lived in and meticulously cared for by the same family for over 50 years. Set on an oversized lot that backs onto a serene walking trail, the property offers mature trees, space, and a strong sense of home. A single attached garage is complemented by a powered detached garage in the back, perfect for extra storage, a workshop, or hobby space. Inside, the home has seen numerous thoughtful updates over the years, including the addition of a sun-filled solarium, custom kitchen cupboards and countertops, updated flooring and paint, new shingles and eaves troughing, air conditioning, and most windows replaced for efficiency and comfort. The main floor bathroom is generously sized and designed with accessibility in mind, offering both convenience and future peace of mind. Downstairs, the finished basement features new flooring, fresh paint, updated trim, and ample space for recreation, family gatherings, or relaxing evenings by the dry bar. This is more than just a house—it's a legacy of care, warmth, and timeless comfort.