



GRASSROOTS
REALTY GROUP

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**1030 15 Avenue
Wainwright, Alberta**

MLS # A2270675



\$267,500

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,138 sq.ft.	Age:	1962 (63 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Rectangular		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Open Floorplan, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: N/A

Take a tour through this affordable family home c/w heated double car garage and located on a generous 10,500 sq. ft. "toss the ol' football" sized lot and a half! Windows have all been beautifully updated...new hot water tank installed...furnace recently checked & serviced and this one is ready and rarin' for the newest lucky family to move right in! The main floor features an attractive open concept kitchen/living space which will be ideal for those family holiday gatherings. The well designed and functional vanilla oak custom cabinetry offers tons of kitchen storage for the family who enjoys the cooking while visiting experience! 3 bedrooms and 4 pc. main bath complete the upstairs, as well as the bonus rear access to the covered/screened deck area to enjoy afternoon refreshments without the bug bother! Downstairs you'll find a spacious family room with wine & bar area, additional 3 pc. bath, laundry, utility & cold storage rooms plus 2 additional rooms that could be used as bedrooms (Note...basement windows do not meet egress standards for bedrooms currently), office or extra storage space. Inventory is low! Click that 3D virtual tour button for a closer look at this property room by room and call your favourite realtor to arrange your personal walk through TODAY!!