



**GRASSROOTS**  
REALTY GROUP

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925 15 Street  
Wainwright, Alberta

MLS # A2271253



**\$129,900**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	768 sq.ft.	Age:	1953 (72 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind, Rectangular Lot, Street Light		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Wood Siding

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R2

**Utilities:** -

**Inclusions:** N/A

Welcome to this 768 sq ft bungalow featuring two bedrooms on the main floor and a fully finished basement offering a comfortable family room and additional bedroom—perfect for guests, teens, or a home office. The main floor includes an east-facing kitchen and dining area, filled with warm morning light, a cozy living room, two bedrooms, and a full bath. The home needs some TLC, providing an excellent opportunity for renovators or buyers looking to add their personal touch. Recent updates include shingles replaced approximately five years ago. Set on a large, private lot backing onto a peaceful wooded area, you'll enjoy the serenity of no backyard neighbours. With plenty of space and natural surroundings, the backyard holds endless potential for gardens, outdoor living, or future projects. Located in a sought-after area, this property offers both privacy and convenience, close to parks, amenities, and everything you need. Bring your vision! This inviting bungalow is ready for its next chapter.