



GRASSROOTS
REALTY GROUP

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**1913 8 Avenue
Wainwright, Alberta**

MLS # A2274376



\$325,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,113 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Private, Rectangular Lot, Underground Sp		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Storage, Sump Pump(s)		

Inclusions: N/A

Welcome to this thoughtfully updated 4-bedroom, 2-bathroom home offering 1,113 sq. ft. of comfortable living space in one of the area's most desirable, tree-lined communities. With schools, playgrounds, walking trails, shopping, restaurants, and entertainment just minutes away, this location truly has it all. Step inside to discover all-new flooring, baseboards, and casings, complemented by a brand-new thermostat and freshly installed kitchen appliances. The bright main floor features a welcoming living room with a custom-designed feature wall, adding a touch of personality and warmth. The beautifully fully renovated 4-piece bathroom on the main level provides a spa-like feel, while a new patio door brings in plenty of natural light and offers easy access to the backyard. With 3 bedrooms upstairs and 1 downstairs, the layout provides flexibility for families, guests, or a home office. You'll also enjoy peace of mind with air conditioning and a new hot water tank (2025). Outside, the upgrades continue: shingles, a 6-foot privacy fence, and stamped concrete steps and pathways were all completed within the last five years, giving the exterior excellent curb appeal. The yard is plumbed for underground sprinklers—just a simple connection away from being fully functional. Car enthusiasts, hobbyists, and entertainers will love the heated, double detached garage, complete with a dedicated workspace and a bar setup that makes it perfect for projects or gatherings while still being able to park your vehicle indoors. This move-in-ready home blends comfort, style, and convenience—the perfect combination for anyone looking to settle into a mature neighborhood with modern updates already done.