



1045 17 AVENUE
Wainwright, Alberta

MLS # A2286219



\$149,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	702 sq.ft.	Age:	1958 (68 yrs old)
Beds:	1	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating: Forced Air, Natural Gas

Floors: Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Metal Siding

Foundation: Poured Concrete

Features: Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: NONE

This 1958 bungalow offers 702 sq ft with bright main-floor living space and a practical, efficient layout. The functional living room and eat-in kitchen are filled with natural light, and the primary bedroom features walk-through access to a four-piece bath with convenient main-floor laundry. The lower level provides additional space including a second four-piece bathroom and storage area. While suited for utility use, hobbies, or future improvement, the basement offers flexibility and added function. Significant upgrades include new windows (2024), pre-finished metal siding (2024), and shingles replaced in 2021—helping reduce major exterior expenses for years to come. Situated on a generous 9,982 sq ft R2-zoned lot, the property also includes a 14' x 24' detached garage and ample off-street parking.