



**1621 4 Avenue
Wainwright, Alberta**

MLS # A2291485



\$369,900

Division:	Wainwright		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,233 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: T.V. Wall mounts in bedroom & above fireplace

Look no further! This 3 bedroom 3 bath home is perfect for your family. It is located in a quiet neighbourhood and offers the option to use one room as a 4th bedroom. This beautiful kitchen is spacious, boasting custom cabinetry and lots of counter space. It adjoins the dining area and a cozy living room, which features an electric fireplace, hardwood floors and a big bay window. The hardwood floors complete the two upstairs bedrooms and the office. Enjoy the privacy of your own two-piece bath in the Master bedroom. The office features custom-built cabinetry thoughtfully designed to meet your organizational and/or business needs. The second bedroom is a good size and the main bathroom will stun you with its beauty and design featuring a large jetted tub, custom cabinetry and bay window that provides great natural light. The renovated basement is perfect for family gatherings, featuring an open family room with stand alone gas fireplace and an adjoining games/hobby room with a wall of built in cabinets. This room could also be used as a bedroom if needed. Attractive sliding barn doors close off the laundry room, and further down the hall you'll find a 3 pc bath and another bedroom. There is also extra storage found in the utility room and under the stairs. Venture outside and you'll enjoy your days in the private backyard, whether gardening, working in the raised flower beds or relaxing with friends around the table or fire on the concrete pad. This mature yard presents trees, shrubs, raspberries and two kinds of apple trees. The semi-attached double car garage is ideal for those cold winters and the shed is perfect for lawn or garden storage. Located in a very quiet neighborhood with little through traffic, it's great for the kids playing outside. The driveway offers ample parking, with extra space available beside the garage if needed. This house has been well maintained

and also features custom blinds, some new light fixtures and some fresh paint. Make this house your home today!