



2413 7 Avenue
Wainwright, Alberta

MLS # A2291893



\$478,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,316 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Central Vacuum, No Smoking Home, Open Floorplan, Sump Pump(s)		

Inclusions: N/A

Welcome to this 1,316 sq. ft. home located in an excellent family-friendly neighbourhood. The open-concept main level features hardwood flooring, quartz countertops, hickory cabinets, pantry, and a natural gas stove, creating a warm and functional kitchen and living space. The home offers 4 bedrooms and 3 full bathrooms, along with central A/C and an attached heated double-car garage. The fully finished basement with 9' ceilings includes a large family room, bar area, laundry room plus the 4th bedroom perfect for extra living and entertaining space. Outside, enjoy the fully fenced yard and deck, plus permanent year-round exterior lighting for all occasions. Fantastic location just 1 block from the outdoor rink, toboggan hill, and green space, and only 2 blocks from the new school. A great opportunity to enjoy comfortable living in a highly desirable area.