



**822 28 Street
Wainwright, Alberta**

MLS # A2292678



\$340,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,478 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Driveway, Garage Door Opener, Garage Faces Front, Off Str		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, No Neighbours Behind, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Jetted Tub, Kitchen Island, No Animal Home, Pantry, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	N/A		

Step inside this welcoming duplex where thoughtful design and everyday comfort come together. The main level features an open, cozy kitchen with a central island and breakfast bar, perfect for morning coffee or casual meals. A large walk-through pantry adds convenience and extra storage, while the dining area opens through patio doors to a composite, low-maintenance deck—ideal for summer BBQs and relaxing evenings outdoors. The living room is warm and inviting, highlighted by engineered hardwood flooring that adds both style and durability to the space. Just off the front entry, you’ll also find a convenient two-piece bathroom, perfectly located near the entrance to the single attached garage. Upstairs, the spacious primary bedroom offers a peaceful retreat with a walk-in closet and direct access to a beautiful 5-piece bathroom featuring a large soaking tub, separate shower, and double vanities. Two additional bedrooms, a comfortable sitting area, and upstairs laundry provide both space and practicality for busy households. The fully finished basement expands your living space with a large family room, a huge four-piece bathroom, and plenty of storage. Outside, enjoy a backyard designed for relaxation. The upper composite deck overlooks a lower concrete patio already set up for a future hot tub, creating the perfect outdoor retreat. The yard is fully fenced, includes a garden shed, and the back gate gives easy access to the back lane. Adding to the backyard appeal is having no backyard neighbours. Additional features include a large single attached garage that can house 2 smaller vehicles & is wired with 220V and ready for a generator. Located an easy walk to the nearly completed new elementary school, as well as shopping, walking trails, and green spaces, this home offers the perfect blend of comfort, convenience, and lifestyle.

Photos to follow soon