



**725 7 Avenue
Wainwright, Alberta**

MLS # A2294974



\$307,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	960 sq.ft.	Age:	1964 (62 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s)		

Inclusions: NA

Check out this updated bungalow featuring 4 bedrooms plus double car garage with handy attached workspace! Located on a larger fenced 9240 sq ft lot, this home is situated just a short stroll to the WHS, hospital and downtown. The last few years have seen some nice modern updates including the kitchen, boasting squeaky clean white cabinets, countertops, tile backsplash and coffee nook. Add to that, new flooring throughout the main floor, accented with new baseboards, casings, trim, entryway doors to all rooms, light fixtures, paint and 4 pc. main bath all tastefully designed for attractive appeal. The upstairs features a spacious eat-in kitchen/dining area, 3 main floor bedrooms and 4 pc. main bath, making it the perfect layout for many growing families! Downstairs you'll discover an additional bedroom, a generous family room, 3 pc. bath plus a laundry/utility room. Outside is fully fenced with a heated detached garage (updated insulated garage door) and separated workshop space for that handy person looking for a woodworking or craft space! The backyard also offers a covered patio, deck area, large shed, fire pit and mature trees including 2 well producing apple trees. This home also enjoys Central AC for those hot summer days! Other recent upgrades in the last few years include ~ ALL main floor windows, shingles, 100 amp electrical service and H2O tank! Call your favourite realtor today to arrange your showing soon!