



1217 4 Avenue  
Wainwright, Alberta

MLS # A2297668



**\$249,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,032 sq.ft.	<b>Age:</b>	1951 (75 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Private, S		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Masonite, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Crown Molding, Laminate Counters, No Animal Home, Storage, Sump Pump(s)		

**Inclusions:** N/A

A Rare Find! Charming 1,032 sq ft bungalow with timeless appeal and character throughout. Built in 1951, this home offers two bedrooms plus a bright office/den on the main floor. The office/den is complete with patio doors leading to a 12' x 15' deck complete with an awning&mdash;perfect for quiet mornings or evening unwinding. The cozy kitchen flows into a sun-filled dining area and spacious living room, along with a full four-piece bathroom. Downstairs features a spacious family room, two additional bedrooms, a three-piece bathroom, laundry, and plenty of storage. Recent upgrades bring peace of mind, including new basement carpet, a new furnace, hot water tank, and a low-maintenance tin roof. Step outside to a beautifully landscaped yard and a 24' x 24' double detached garage that is powered, insulated, and heated&mdash;ready for all seasons. Located in a sought-after area on one of the most beautiful tree-lined streets in Wainwright just half a block from Blessed Sacrament School, this is a home that offers comfort, practicality, and lasting value.