



**1657 6 Avenue
Wainwright, Alberta**

MLS # A2298619



\$349,000

Division:	Wainwright		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,156 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached, Driveway, Front Drive, Heated		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry		

Inclusions: N/A

Welcome to this beautifully renovated 1,156 sq. ft. bungalow, offering a perfect blend of comfort, functionality, and outdoor living. This inviting home features a bright and airy layout, highlighted by a charming 3 season sunroom—ideal for enjoying your morning coffee or relaxing. Recent renovations provide a fresh, modern feel while maintaining the home’s warmth and character. Step outside to a spacious deck overlooking the fully fenced backyard, perfect for entertaining, pets, or family gatherings. Car enthusiasts and hobbyists will appreciate the impressive 24' x 26' double detached heated garage, along with ample extra parking available alongside the home and in the backyard—plenty of room for vehicles, trailers, or recreational toys. Additional features include a durable metal roof for long-lasting peace of mind and a well-maintained yard offering both privacy and space. This property is a fantastic opportunity for anyone looking for a move-in ready home with excellent indoor and outdoor features. Don’t miss your chance to make it yours!