



1105 15 Street
Wainwright, Alberta

MLS # A2299428



\$272,500

Division:	Wainwright		
Type:	Residential/House		
Style:	Bungalow		
Size:	945 sq.ft.	Age:	1954 (72 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Concrete Driveway, Double Garage Detached		
Lot Size:	0.39 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Storage, Sump Pump(s)		

Inclusions: Appliances , shed in back yard

Welcome to this charming and cozy bungalow situated on a massive double corner lot in a mature, established neighborhood—perfect for first-time buyers, downsizers, or investors alike! This well-maintained home features a bright and inviting main floor with a spacious living room highlighted by a beautiful bay window, filling the space with natural light. The functional kitchen offers direct access to a huge wrap-around deck through patio doors—ideal for entertaining, BBQs, or relaxing outdoor living. The main level includes two generously sized bedrooms and a full 4-piece bathroom. Downstairs, you’ll find a fully finished basement complete with a large family room , an additional bedroom, 3-piece bathroom, and a large laundry/storage area—providing plenty of space for growing families or guests. Step outside to enjoy the fully fenced yard with a large backyard—perfect for kids, pets, and outdoor enjoyment. The oversized lot also offers ample room for parking and recreation, including RV parking and a 28’ x 26’ heated detached garage with concrete driveway pad featuring a 7’ x 16’ overhead door and built-in workbenches—ideal for hobbyists or extra storage. A fantastic opportunity to own a move-in ready home on a large lot in a desirable location!