



**GRASSROOTS**  
REALTY GROUP

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**1113 14 Street  
Wainwright, Alberta**

**MLS # A2171834**



**\$248,000**

<b>Division:</b>	Wainwright		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,080 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Few Trees, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Laminate Counters, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** N/A

This charming home, just steps from the elementary school. Featuring 4 bedrooms, 1 full bathroom & an additional 3 piece bathroom in the basement, and a large eat-in kitchen, it's perfect for families. Enjoy cozy evenings by the wood-burning fireplace and entertain with ease using the wet bar. Convenient extra includes a laundry chute when you don't want to carry your clothes downstairs. Situated on two lots, there's plenty of outdoor space to enjoy, with an existing older house and garage that offer the option for removal, offering potential for expansion or new projects. Upgrades include new shingles, windows, siding, furnace, and central air conditioning, providing long-term value and comfort. Schedule a tour today! Window in basement bedroom would not conform for egress.