



GRASSROOTS
REALTY GROUP

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1617 4 Avenue
Wainwright, Alberta

MLS # A2178947



\$235,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	987 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Lawn, Street Lighting, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Separate Entrance, Storage, Sump Pump(s), Suspended Ceiling		

Inclusions: All appliances and window covers, left over paint and flooring from remodeling

Visit REALTOR® website for additional information. This is a great first time home. It boasts a large backyard and concrete patio. All renovations have been done in 2024: shingles, fresh paint on exterior, laminate flooring on main level, tiled front entry and main level bathroom, vinyl plank flooring on stairs and basement, fresh paint interior, baseboards, door and window trims, kitchen cabinets. There are 2 sets of washer/dryers, 1 upstairs in main bathroom and the other is in the laundry room in the basement. There are 2 bedrooms up and 1 down plus a den/office. 2 full bathrooms. Living room has ample natural light. Large open area in the basement. Driveway allows for 2 parking spots. All appliances and window coverings are included. This could also be a great income property. Basement has its own access with side door.