



**GRASSROOTS**  
REALTY GROUP

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**832 15 Street  
Wainwright, Alberta**

**MLS # A2213254**



**\$275,000**

<b>Division:</b>	Wainwright		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,278 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Concrete, Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Jetted Tub		

**Inclusions:** none

This spacious 4-bedroom, air-conditioned home is ideally located within walking distance to two schools and directly across the street from the Splash Park—perfect for families! The main floor showcases hardwood and tile flooring, and a bright U-shaped kitchen offering ample cabinetry, generous counter space, stainless steel appliances, and a formal dining area with access to the 10x15 three-season sunroom. The large living room provides plenty of space for entertaining. The main level also includes a primary bedroom with a convenient 2 pc ensuite, two additional bedrooms, and a 4 pc main bathroom. The fully developed basement features a large family room with newer vinyl plank flooring, a fourth bedroom, an updated 4 pc bathroom with a jetted tub, and a combined laundry/utility room. Enjoy the fully fenced backyard and a detached 24x24 heated garage—ideal for storage or a workshop. Recent updates include shingles (2019) and a high-efficiency furnace (2020). Zoned R2 and featuring a separate basement entrance, this property offers great potential to add a suite if desired!