



518 3 Street  
Wainwright, Alberta

MLS # A2294571



**\$324,600**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,354 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.35 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air, Natural Gas

**Floors:** Ceramic Tile, Hardwood, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stucco

**Foundation:** Poured Concrete

**Features:** Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** N/A

Great family home in a quiet location. This home boasts a large private lot with a heated detached double garage ( 24x24) and driveway. Inside is a spacious kitchen and dining area, living room with a wood burning fireplace for those cold winter evenings. Three bedrooms and two bath plus main floor laundry are all included on upper level. The fully finished basement could be an income booster if you wish. It boasts a large family room, kitchen/dining area, three bedrooms, bathroom, and the mechanical room with storage. Outside you will find a park like back yard with over the space of 2 pie shaped lots. If you are looking for an excellent family home with lots of outdoor space then this might be the one for you! \*Shingles to be replaced in spring of 2026\*