



**1105 15 Street**  
**Wainwright, Alberta**

**MLS # A2299428**



**\$266,900**

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

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

**Inclusions:** Appliances , shed in back yard

**\*\* PRICE IMPROVEMENT! \*\***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!