



GRASSROOTS
REALTY GROUP

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1614 3 Avenue
Wainwright, Alberta

MLS # A2303049



\$289,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,049 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Level, No Back Lane, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Storage		

Inclusions: Outside Shed

Welcome to this cheery, well maintained bungalow offering 1,049 sq. ft. of comfortable main floor living. The functional layout features a spacious living room, kitchen with ample storage, and a dining area that leads to a sunny deck. Fresh paint, new flooring, and updated lighting create a clean, refreshed feel throughout. The main level includes 3 bedrooms, including a primary with 2 piece ensuite, along with a full bathroom and main floor laundry. The finished basement adds a family room, office, workroom, 3-piece bathroom, second laundry area, and a separate entrance. Situated on a large lot, the home includes central air conditioning and front underground sprinklers. There is potential for a secondary suite and future garage development, subject to municipal approval. A comfortable home offering space, flexibility, and excellent investment potential.