



GRASSROOTS

REALTY GROUP

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921 22 Street
Wainwright, Alberta

MLS # A2304966



\$509,900

Division:	Wainwright		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,553 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s)		

Inclusions: N/A

Spacious 4 Bedroom home, ideally located backing onto green space and walking trails. Home features a 2 car attached as well as a 2 car detached garage 24X 26 that is heated by radiant and in floor heat, well kept yard with 2 tier deck, with glass panel railing, as well as the top tier is covered. Inside the home is a spacious kitchen/dining area, living room, den, and laundry on the main floor. Upstairs are 3 bedrooms, 4 pc bath, 3 pc ensuite, and the basement offers an additional bedroom, large family room as well as a hobby space and 4 pc bath. Central Air conditioning has been recently installed.