



GRASSROOTS
REALTY GROUP

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614 6 Avenue
Wainwright, Alberta

MLS # A2313432



\$214,000

Division:	Wainwright		
Type:	Residential/House		
Style:	Bungalow		
Size:	917 sq.ft.	Age:	1951 (75 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Lawn, Treed		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Vinyl Siding
Foundation:	Poured Concrete
Features:	Laminate Counters, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: N/A

Welcome to this charming and affordable bungalow situated on a large, mature lot with plenty of outdoor space to enjoy. This home offers a functional layout with bright living areas, spacious bedrooms, and numerous updates throughout, making it a great option for first-time buyers, downsizers, or investors. The main floor features a comfortable living room with large front windows for natural light, a cozy dining area, and an efficient kitchen with ample cabinet and counter space. The updated 4-piece bathroom adds a fresh, modern touch, while the bedrooms provide comfortable living with warm finishes and natural light. Downstairs, the basement offers a large open recreation area currently set up as a home gym, giving plenty of flexibility for future development, hobbies, or additional family space. Outside, you'll appreciate the oversized fenced backyard with mature trees, firepit area, and storage shed — perfect for entertaining, pets, or simply enjoying the privacy of the yard. The rear deck provides easy access and a great spot for BBQs or relaxing evenings. Located close to parks, schools, and amenities, this property combines value, functionality, and potential in one attractive package. Don't miss your opportunity to own this well-kept home with room to grow!