



**GRASSROOTS**

REALTY GROUP

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**402 3 Street  
Wainwright, Alberta**

**MLS # A2313726**



**\$374,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,511 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Off Street, RV Access/Parking, Single Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Concrete, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Sauna, Storage, Vinyl Windows		

**Inclusions:** GARAGE DOOR OPENER & REMOTE, CURTAIN RODS AND HARDWARE, BLINDS

Welcome to this beautifully maintained bungalow tucked into a mature and private setting in the heart of Wainwright. Conveniently located close to schools, parks, and the Armed Forces base, this property offers a functional layout, generous living space, and a yard designed for both relaxation and practicality. The main floor features bright living areas, 3 bedrooms, convenient main floor laundry, and a spacious kitchen with an abundance of cabinetry and storage space, along with easy access to the backyard deck and outdoor entertaining area. The sunken living room creates a warm and welcoming focal point of the home, complete with a beautiful gas fireplace, while a separate sitting area just a few steps up adds character and flexibility to the layout. The home features a 3-piece main floor bathroom with a tiled shower, a convenient 2-piece ensuite off the primary bedroom, an additional 2-piece powder room, and central air conditioning for added comfort throughout the warmer months. The fully finished basement provides excellent additional space for hobbies, family living, storage, and recreation, complete with a large family/games room area, oversized fourth bedroom, 3-piece bathroom with a tiled shower, and a relaxing sauna &mdash; the perfect place to warm up and unwind during Alberta&rsquo;s cold winter months. Outside, the property offers excellent parking flexibility with room for an RV, a heated attached 14X28 garage, beautifully maintained yard space, and an insulated workspace/storage building. Recent improvements include landscaping improvements, new sod throughout the property, refreshed front and back decks, updated fencing for added privacy, enlarged main floor bedrooms, newly installed pot lighting on the main level, fresh paint throughout much of the home, and new laminate flooring on the basement stairs and main basement living area that will

be installed prior to you taking possession of your new home. This move-in ready property combines privacy, functionality, and thoughtful updates inside and out.