



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1213 4 Avenue
Wainwright, Alberta

MLS # A2314048



\$419,000

Division:	Wainwright		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,370 sq.ft.	Age:	1977 (49 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating: Floor Furnace, Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Hardwood, Linoleum, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Aluminum Siding , Mixed, Wood Frame

Zoning: R2

Foundation: Preserved Wood

Utilities: -

Features: Bar, Central Vacuum, No Animal Home, No Smoking Home, Soaking Tub, Sump Pump(s)

Inclusions: na

Exceptional Value & Complete Peace of Mind! Welcome home to this beautifully updated 4-level split located in the heart of Wainwright! Boasting 5 bedrooms and 3 full bathrooms, this spacious property offers over 1,370 sq. ft. of main and upper living space—perfect for a growing family. Stepping inside, you’ll immediately notice the pride of ownership. The fully finished basement expands your living area with a massive game room and family room, while a brand-new, custom-built mudroom bench in the back porch keeps the busy family organized. The lower-level bathroom has been completely renovated from top to bottom, featuring modern new flooring, fresh paint, a stylish vanity, and a brand-new toilet. The exterior of this property is a true showstopper! Major high-ticket updates have already been taken care of for you, including brand-new asphalt shingles, soffit, and fascia, along with freshly painted siding. Step out onto the private, newly painted deck overlooking your yard, complete with a fresh front sidewalk and enhanced landscaping. With a partially fenced/private yard, central vacuum, main-floor bar, and back entry laundry, this move-in-ready gem blends classic layout functionality with the modern upgrades you desire. Don’t miss out on this absolute turnkey opportunity!