



GRASSROOTS
REALTY GROUP

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528 16 Street
Wainwright, Alberta

MLS # A2318258



\$265,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,128 sq.ft.	Age:	1995 (31 yrs old)
Beds:	5	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden, Irregular Lot, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R3
Foundation:	Preserved Wood	Utilities:	-
Features:	Central Vacuum, Storage		

Inclusions: SHED

Bright, spacious, and well-maintained, this duplex offers a functional layout and a convenient central location. With 3 bedrooms on the main level, 2 additional bedrooms downstairs, and 3 full bathrooms, this home provides room for the whole family. The main floor features a functional kitchen and dining area, large living space, and large windows that fill the home with natural light. The primary bedroom offers the convenience of a walk-in closet and a private 3-piece ensuite, while a 4-piece main bathroom serves the additional main floor bedrooms. The fully developed lower level provides additional living space. Featuring a huge family room, 2 bedrooms, a 4-piece bathroom, and a dedicated laundry room. Thanks to the bi-level design and oversized windows, the basement feels open and welcoming. Outside, you'll appreciate the home's attractive curb appeal, highlighted by mature landscaping and a long garden bed that runs the length of the driveway. The backyard features mature trees, a storage shed, and is mostly fenced, with a new deck and additional privacy fencing currently being completed. A single attached garage and central air conditioning add to the home's comfort and convenience. Recent improvements include some updated flooring, fresh paint in select areas, and shingles replaced approximately 3 years ago. Offering space, comfort, and ongoing updates, this well-cared-for property is ready for its next owners to move in and enjoy.