



GRASSROOTS
REALTY GROUP

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816 15 Street
Wainwright, Alberta

MLS # A2319836



\$289,900

Division:	Wainwright		
Type:	Residential/House		
Style:	Bi-Level		
Size:	997 sq.ft.	Age:	1986 (40 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Street Lighting		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R2
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Open Floorplan, Sump Pump(s)		

Inclusions: N/A

Welcome to this well-maintained modified bi-level offering an abundance of space, storage, and functionality for the growing family. From the moment you step inside, you'll appreciate the spacious entryway with convenient access to both the upper and lower levels. The main floor is designed with entertaining in mind, featuring a large living room that flows seamlessly into the dining area and kitchen. The kitchen offers ample cabinetry, additional pantry storage, and a convenient sit-up breakfast bar overlooking the living space, creating an open and connected feel. Patio doors off the dining area lead to a large covered deck complete with a metal roof and excellent airflow, making it the perfect place to relax on warm summer days. Down the hall you'll find a generous storage closet with built-in shelving, a spacious 4-piece bathroom, and two large bedrooms. The primary bedroom offers plenty of room for a king-sized bed and additional furniture, while the second bedroom is also generously sized. The fully developed basement provides even more living space with a large family room, two additional bedrooms, a versatile bonus room ideal for an office, hobby room, workout space, or storage, plus a 3-piece bathroom with laundry. Additional storage can be found beneath the stairs, along with access to the sump pump for added peace of mind. A newer high-efficiency furnace and central air conditioning help keep the home comfortable year-round. Outside, you'll appreciate the mature trees that provide shade and privacy throughout the yard. The covered deck overlooks the backyard and features a unistone pad below, creating a clean and practical storage area. The detached garage is a standout feature, offering stucco siding, a metal roof, concrete floor, insulated and boarded walls, and a finished metal ceiling. With much of the work already completed, this garage is ready for heat

and appears to have a gas line running toward the structure, making future installation even more convenient. Pet owners will also appreciate the patio door with built-in dog door, providing easy access to the backyard. Offering 4 bedrooms, 2 bathrooms, multiple living areas, excellent storage, a detached garage, and numerous practical features throughout, this property provides exceptional value and flexibility for families, first-time buyers, or anyone looking for additional space both inside and out. - Listing photos have been digitally enhanced and cleaned up using AI technology.