



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1022 10 Avenue
Wainwright, Alberta

MLS # A2321298



\$319,900

Division:	Wainwright		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,232 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Front Yard, Lawn, Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Concrete	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: shed

BUNGALOW WITH FRONT & SIDE WRAP-AROUND DECK | 5 BEDS, 3 BATHS Located at 1022 10 Avenue, this bungalow offers a practical layout for families or members relocating to the Wainwright area. A defining feature of the property is the large wrap-around deck. Positioned seamlessly across both the front and the side of the home, this deck serves as an expansive, functional outdoor transition space that overlooks the front yard and its surrounding mature trees. **Main Floor Details:** The main level features an open living room and a practical eat-in kitchen. It has three bedrooms, including a primary bedroom with a dedicated 4-piece ensuite bathroom. A separate 4-piece main bathroom completes this floor. **Basement & Layout Extensions:** The full, partially finished basement expands the home's total usable layout. The lower level includes a spacious family room, two additional bedrooms, a 3-piece bathroom, a dedicated laundry room, and a separate storage area. The front and side wrap-around deck connects to a fully fenced yard featuring mature trees and a raised garden bed. **Parking:** Off-street parking for two vehicles with back lane access