



**GRASSROOTS**  
REALTY GROUP

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1110 4TH Avenue  
Wainwright, Alberta

MLS # A2321543



**\$249,900**

|           |                                                                           |        |                    |
|-----------|---------------------------------------------------------------------------|--------|--------------------|
| Division: | Wainwright                                                                |        |                    |
| Type:     | Residential/House                                                         |        |                    |
| Style:    | 1 and Half Storey                                                         |        |                    |
| Size:     | 1,374 sq.ft.                                                              | Age:   | 1917 (109 yrs old) |
| Beds:     | 3                                                                         | Baths: | 1                  |
| Garage:   | 220 Volt Wiring, Double Garage Detached, Driveway, Garage Faces Rear, Ins |        |                    |
| Lot Size: | 0.16 Acre                                                                 |        |                    |
| Lot Feat: | Rectangular Lot                                                           |        |                    |

|             |                                          |            |    |
|-------------|------------------------------------------|------------|----|
| Heating:    | Forced Air, Natural Gas                  | Water:     | -  |
| Floors:     | Carpet, Hardwood, Slate, Tile            | Sewer:     | -  |
| Roof:       | Asphalt Shingle                          | Condo Fee: | -  |
| Basement:   | Partial                                  | LLD:       | -  |
| Exterior:   | Wood Frame                               | Zoning:    | R2 |
| Foundation: | Poured Concrete                          | Utilities: | -  |
| Features:   | Chandelier, Crown Molding, High Ceilings |            |    |

Inclusions: NA

Needing some charm 'n character? Yes please! Step into this beautiful 1917 character-filled 1.5-storey home featuring 3 bedrooms, where timeless charm seamlessly meets modern convenience across 1,374 square feet of inviting living space. The main floor features a generous primary bedroom, convenient main-level laundry, and a well-appointed kitchen complete with a unique "servery window" that delivers into a stunning dining room—perfect for hosting memorable occasions on its hardwood flooring, elegant crown moulding and chandelier lighting. A charming family room and massive 4 pc. bath c/w separate tub and shower complete the main floor space. Upstairs, you’ll find an office nook plus two additional bedrooms or storage areas, while the outdoor space is an absolute dream, boasting an expansive 28' x 24' double car garage (not heated), convenient RV parking, and a rear driveway. The crown jewel of this property is its backyard: a gorgeous, fully fenced, and private shady oasis that you will absolutely fall in love with. Or step out the front door to enjoy the 16' X 12' deck area that offers a ton of tree canopy privacy! The basement provides space for the furnace, hot water tank and some additional storage if needed. Recent updates include: House roof (totally resheeted and shingled 2023), New garage door and opener (2025), Electrical kitchen wiring/plugs (2025), New primary bedroom window (2025), Deck railing top (2026), Chain link fencing added (2025). (\*\*Pre-sale property inspection completed in Dec. 2025 and can be available with an accepted offer in place). If you love charm, character with those private yard vibes. . . then for gosh sakes, book a showing with your favourite realtor today!