



1005 15 Street
Wainwright, Alberta

MLS # A2321651



\$399,000

Division:	Wainwright		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,389 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Driveway, Off Street, Parking Pad		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Sump Pump(s), Wet Bar		

Inclusions: N/A

Welcome to this beautifully maintained 1,389 sq. ft. 4-bedroom, 3-bathroom home in one of Wainwright's most desirable locations! Backing directly onto greenspace and situated on a quiet street, this property offers the perfect blend of privacy, convenience, and functionality for families and hobbyists alike. Step inside to discover a bright, open-concept layout filled with natural light, creating a warm and inviting atmosphere throughout the home. Recent updates provide peace of mind and modern appeal, including a newer furnace, hot water tank, updated flooring, fresh paint, new shingles on the garage and the complete removal of Poly-B plumbing. The spacious kitchen, dining, and living areas flow seamlessly together, making everyday living and entertaining effortless. With four bedrooms and three bathrooms, there's plenty of room for growing families, guests, or a home office setup. One of the standout features of this property is the incredible oversized (42'-6" x 28'-3") heated double garage. More than just a place to park, this impressive space includes its own 3-piece bathroom, making it ideal for projects, hobbies, a workspace, or anyone who appreciates extra functionality. Outside, you'll find a massive driveway with room for multiple vehicles, trailers, RVs, recreational toys, or even a game of basketball with the family. After a long day, relax and unwind in the included hot tub while enjoying the peaceful greenspace views behind the home. Location is everything, and this home delivers. You'll be within walking distance or a short drive to schools, parks, the splash park, and all the amenities Wainwright has to offer, while still enjoying the tranquility of a quiet, family-friendly neighborhood. If you've been searching for a move-in-ready home with an exceptional garage, unbeatable outdoor space, and a fantastic location, this property is one you won't want

to miss.