



718 24 Street
Wainwright, Alberta

MLS # A2322052



\$589,000

Division:	Wainwright		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,736 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: shelving in basement bathroom

Welcome to this quality built, beautifully maintained modified bi-level in one of the area's most sought-after locations, backing directly onto green space and scenic walking trails and just steps from Bevan's Nature Park. Families will appreciate the close proximity to the newly constructed school and the outdoor skating rink with lighting, providing year-round recreation right in the neighborhood. Offering 1,736 sq. ft. of thoughtfully designed living space, including a stunning four-season sunroom, this home features 4 bedrooms and 3 full bathrooms. The bright and inviting four-season room provides direct access to the covered 10' x 12' composite deck, complete with a retractable privacy screen for comfortable outdoor living and entertaining. The well-appointed kitchen showcases high-end new Bosch appliances and flows seamlessly into the main living areas. The private primary retreat occupies its own level and features a spacious walk-in closet and a luxurious 4-piece ensuite. The fully developed lower level offers a generous family room with space for everyone to gather, along with the fourth bedroom and convenient laundry room. Situated on a 7,424 sq. ft. fully fenced lot, this property is loaded with extras, including a double attached garage, a secure enclosed storage area beneath the four-season room with excellent ceiling height for all your toys and equipment, and a 15' x 35' RV pad with a 30-amp hookup located within the fenced yard. Combining exceptional functionality, quality upgrades, and an unbeatable location, this move-in-ready home offers the perfect balance of comfort, convenience, and outdoor lifestyle. Don't miss your opportunity to make it yours!