



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

530 20 Street  
Wainwright, Alberta

MLS # A2325242



**\$349,000**

|             |                                                                         |            |                   |
|-------------|-------------------------------------------------------------------------|------------|-------------------|
| Division:   | Wainwright                                                              |            |                   |
| Type:       | Residential/House                                                       |            |                   |
| Style:      | Bungalow                                                                |            |                   |
| Size:       | 1,141 sq.ft.                                                            | Age:       | 1986 (40 yrs old) |
| Beds:       | 3                                                                       | Baths:     | 2                 |
| Garage:     | Attached Carport, Garage Door Opener, Garage Faces Front, Heated Garage |            |                   |
| Lot Size:   | 0.16 Acre                                                               |            |                   |
| Lot Feat:   | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped      |            |                   |
| Heating:    | Forced Air, Natural Gas                                                 | Water:     | -                 |
| Floors:     | Carpet, Linoleum, Vinyl                                                 | Sewer:     | -                 |
| Roof:       | Asphalt Shingle                                                         | Condo Fee: | -                 |
| Basement:   | Full                                                                    | LLD:       | -                 |
| Exterior:   | Vinyl Siding                                                            | Zoning:    | R2                |
| Foundation: | Wood                                                                    | Utilities: | -                 |

**Features:** Bar, Sump Pump(s)

**Inclusions:** firewood, fireplace tools

This well-maintained 1,141 sq. ft. bungalow offers outstanding value, a fantastic location, and excellent future potential. Built in 1986, the home features 3 bedrooms on the main floor, a bright and functional living area, a large kitchen, bright dining area and a full 4-piece bathroom. The fully finished basement provides even more living space with a spacious family room, den, office, 3-piece bathroom and a separate games/bar room. With some renovations, the lower level has excellent potential to be converted into a separate suite for multi-generational living or future rental income. The office and den both boast closets and windows (windows do not meet egress). This home has been thoughtfully updated with new vinyl siding, windows, and exterior doors (2022), new basement flooring (2022), a new overhead garage door and opener, and new window treatments, offering peace of mind and added value. Outside, you'll appreciate the 6,925 sq. ft. fully fenced yard, providing privacy and plenty of room for children, pets, or entertaining. The property also features a single attached heated garage and an attached carport for additional covered parking. Location is everything! Situated directly across from Secret Park and within walking distance of the newly built school, shopping, and other amenities, this home is perfect for growing families, first-time buyers, or investors looking for a property with flexibility and long-term potential. Don't miss your opportunity to own this move-in-ready bungalow in a highly desirable neighbourhood!