



GRASSROOTS
REALTY GROUP

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605 22 Street
Wainwright, Alberta

MLS # A2329283



\$474,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,357 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

WOW! If you're looking for a truly turnkey home, this unique property is sure to impress. As you enter the home, you'll immediately be captivated by the stunning custom-built curved staircase, beautifully encased in rich wood finishes that create an elegant and welcoming first impression. Built in 1988, this spacious two-storey home offers 2,357 sq. ft. of comfort, charm, and thoughtful design. The main floor features a welcoming family room, formal dining area, an updated kitchen with beautiful granite countertops, convenient main-floor laundry, and a 3-piece bathroom. Upstairs, you'll find three generously sized bedrooms, a 4-piece main bathroom, and a private ensuite off the primary bedroom complete with a jetted tub and separate freestanding shower. Additional features include central air conditioning, underground sprinklers, a mature, fully landscaped and fenced yard, an interlocking brick driveway, RV parking at the rear, and a heated double attached garage. Step outside to enjoy the covered patio just off the dining room—perfect for relaxing or entertaining. This exceptionally well-maintained home truly has it all. Schedule your viewing today—you won't be disappointed!