



**GRASSROOTS**  
REALTY GROUP

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718 10 Street  
Wainwright, Alberta

MLS # A2330383



**\$195,900**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                                      |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | Bungalow                                                                  |               |                   |
| <b>Size:</b>     | 1,200 sq.ft.                                                              | <b>Age:</b>   | 1955 (71 yrs old) |
| <b>Beds:</b>     | 4                                                                         | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Drive Through, Driveway, Garage Door Opener, Heated Garage, Insulated, In |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lo |               |                   |

|                    |                                                       |                   |    |
|--------------------|-------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                               | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Concrete, Linoleum, Vinyl Plank | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                       | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Metal Siding , Wood Frame                             | <b>Zoning:</b>    | C1 |
| <b>Foundation:</b> | Poured Concrete                                       | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Built-in Features, Storage                            |                   |    |

**Inclusions:** NA

Known locally for the iconic former basement business as "Henry's Barber Shop," this spacious 1,200 sq. ft. home features prime C1 Commercial Zoning—making it the ultimate setup for a live-above business, a smart investment property, or a fantastic residential home with a family-friendly layout. Upstairs, you will find a bright and well-appointed kitchen and dining area, a generous living room, three comfortable bedrooms, and main bath. The lower level offers incredible versatility as a commercial storefront or family recreation area, complete with a fourth bedroom, 3-piece bath, private office space, extra storage room, large laundry room, and utility area. Key updates bring peace of mind, including new basement flooring, a new furnace, and a hot water tank installed in September 2022. Outside, the fully fenced backyard boasts an attractive apple tree and fire pit, alongside a heated single-car garage that provides extra storage and a cozy year-round workshop for summer or winter hobbies. Ideally situated on Main Street for prime business visibility, you are just steps from downtown shopping and centrally located for school-aged kids. Book a showing today with your favorite realtor to explore all the possibilities!