



GRASSROOTS
REALTY GROUP

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517 22 Street
Wainwright, Alberta

MLS # A2333509



\$399,900

Division:	Wainwright		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,935 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space		

Heating: High Efficiency, Forced Air

Floors: Carpet, Ceramic Tile, Linoleum

Roof: Cedar Shake

Basement: Full

Exterior: Brick, Vinyl Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), Double Vanity, High Ceilings, Vaulted Ceiling(s), Wood Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: Bunk Bed and Custom TV Stand in the basement

Welcome to this beautifully maintained family home offering exceptional space, quality craftsmanship, and a thoughtfully designed floor plan. From the moment you arrive, you'll appreciate the impressive curb appeal with a large uni-stone driveway, mature landscaping, vinyl siding with cedar shake accents, and a grand covered front entrance highlighted by brick columns. Inside, the stunning solid oak staircase creates an impressive focal point as it spans from the basement to the upper level. The bright main floor features a spacious living room with vaulted ceilings, large windows, and patio doors leading to the backyard. The kitchen is well equipped with a gas cooktop, built-in wall oven, built-in refrigerator, stainless steel dishwasher, and plenty of workspace. The main floor also offers a convenient laundry room, 2-piece bathroom, and a spacious primary suite complete with dual closets and a 5-piece ensuite featuring a jacuzzi tub, separate shower, and double vanity. Upstairs you'll find a versatile loft area with a built-in desk overlooking the living room, making it ideal for a home office, library, or study, along with an additional bedroom and 4-piece bathroom. The fully developed basement includes a large family room with a cozy wood-burning fireplace, two additional bedrooms, a 3-piece bathroom, and ample storage. Recent mechanical updates include a newer high-efficiency furnace, central air conditioning, and an air exchanger. The heated attached double garage features a floor drain, and direct access to both the home and outdoors. Outside, the mature backyard offers a brick patio, concrete walkways, three apple trees, a garden shed with a covered fenced enclosure, and direct access to walking trails, green space, and back alley access. Offering plenty of space for the whole family in a beautiful setting, this is a property you'll be proud to call home. - NEW hot

water tank is being installed.