



GRASSROOTS
REALTY GROUP

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1037 4 Avenue
Wainwright, Alberta

MLS # A2335063



\$335,000

Division:	Wainwright		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,784 sq.ft.	Age:	1940 (86 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Welcome to this beautifully maintained 4-bedroom, 4-bathroom character home, ideally located on a quiet, tree-lined street just steps from downtown shopping, restaurants, and amenities. Offering the perfect blend of timeless charm and functional family living, this move-in ready home is filled with original character details, including coved ceilings, glass doors, and classic architectural features. The spacious main floor features a bright living room with a cozy wood-burning fireplace, a formal dining room with French doors, and a generous kitchen with direct access to the sunroom—an ideal space for relaxing or entertaining. Upstairs, a separate furnace with air conditioning provides added comfort, while the fully finished basement offers a large family room with plenty of space for recreation, a home gym, or children's play area. Outside, enjoy the beautifully landscaped corner lot with mature trees, exceptional curb appeal, and a double detached garage with plenty of room for parking and storage. This charming family home offers space, character, and an unbeatable location close to downtown conveniences. Don't miss this rare opportunity—book your private showing today!