



GRASSROOTS
REALTY GROUP

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215 14 Street
Wainwright, Alberta

MLS # A2337091



\$314,900

Division:	Wainwright		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,234 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Other	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

If you're looking for a 5 bedroom, 3 bath home on an extra large lot in a great location then this is the place for you! As you enter you are greeted with a large living room and adjoining dining area followed by the kitchen that offers a nook for an extra table or more cabinetry. The master bedroom is spacious and features an ensuite. Two more bedrooms and a full bath complete the main floor. Downstairs offers a convenient laundry area and open space for games. The two additional bedrooms are nice sizes complete with a 3 pc bath next to them. Cozy up in the family room surrounded by the warmth of wood detail on the walls. There is lots of storage space attached to the family room, make sure to look for the two hidden doors to find them. Outside you'll find a unique extra large 2 car garage that offers one door on the front and the other door on the back. Tons of parking both in the front driveway and the back. The yard is beautifully treed and backs onto a green space/dog park while the front yard overlooks the Blessed Sacrament School yard. Perfect location for the family and/or dog lovers. Upgrades have included new flooring upstairs and windows throughout. You won't want to miss out on this property, book your showing today and get settled in at the beginning of the school year. Some photos have been digitally enhanced for presentation purposes.