



GRASSROOTS
REALTY GROUP

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1622 11 Avenue
Wainwright, Alberta

MLS # A2347009



\$385,000

Division:	Wainwright		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,126 sq.ft.	Age:	1980 (46 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Preserved Wood	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Well-Maintained & Move-In Ready! This beautifully maintained home offers numerous updates and renovations throughout, including refreshed kitchen and bathrooms, updated flooring, and fresh paint. Situated on a desirable corner lot, the property offers added outdoor space and great curb appeal. A covered breezeway provides convenient protection from the elements and creates a welcoming transition between the home and outdoor areas. With its many improvements and well-cared-for condition, this home is a great opportunity for buyers looking for comfort and value in a move-in-ready property!