



GRASSROOTS
REALTY GROUP

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707 9 Avenue
Wainwright, Alberta

MLS # A2347673



\$294,500

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,293 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R2
Foundation:	ICF Block	Utilities:	-
Features:	Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Looking for a retirement property? This main level 1/2 duplex features 1,293 sq. ft. of living space. This unique unit is completely finished inside with all the modern finishes & outside is fully fenced, no grass to cut and a rear south facing back deck. As you walk in this unit you will find a large separate laundry room, corner kitchen with a 6' breakfast bar, bright & spacious living room, separate dining area with enough room to have company. The main level also showcases 2 bedrooms with the master having a stunning 3 pce ensuite a massive walk in closet. This unique bungalow style property has been very well layed out in every corner of the home. Rounding off this unit is an attached double car garage to keep your vehicle warm and easy access to the house to make hauling groceries easier. If you're thinking about making a change, this might be the unit for you!