



GRASSROOTS
REALTY GROUP

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553 22 Street
Wainwright, Alberta

MLS # A2349024



\$355,000

Division:	Wainwright		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,348 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Preserved Wood	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Jetted Tub, Kitchen Island, Laminate Counters, Track Lighting, Wet Bar		

Inclusions: N/A

Great Location with Green Space Behind! This well-maintained 1,348 sq. ft. bungalow, built in 1988, offers comfortable living with a fantastic location backing onto peaceful green space. The bright and inviting home features a lovely sunroom, perfect for enjoying your morning coffee or relaxing while taking in the view. The spacious primary bedroom includes a 3-piece ensuite and walk-in closet for added comfort and convenience. The basement offers additional living space along with a bathroom featuring a two-person jetted tub, creating a great spot to unwind. A double attached heated garage provides plenty of room for vehicles, storage, and workshop space. With its desirable location, functional layout, and green space backdrop, this home offers a wonderful combination of comfort and convenience.