

1113 14 Street
Wainwright, Alberta

MLS # A2171834



\$248,000

Division:	Wainwright		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,080 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Gravel Driveway, Parking Pad, RV Access/Parking		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Laminate Counters, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

This charming home, just steps from the elementary school. Featuring 4 bedrooms, 1 full bathroom & an additional 3 piece bathroom in the basement, and a large eat-in kitchen, it's perfect for families. Enjoy cozy evenings by the wood-burning fireplace and entertain with ease using the wet bar. Convenient extra includes a laundry chute when you don't want to carry your clothes downstairs. Situated on two lots, there's plenty of outdoor space to enjoy, with an existing older house and garage that offer the option for removal, offering potential for expansion or new projects. Upgrades include new shingles, windows, siding, furnace, and central air conditioning, providing long-term value and comfort. Schedule a tour today! Window in basement bedroom would not conform for egress.