

1114 4 Avenue
Wainwright, Alberta

MLS # A2112746



\$320,000

Division:	Wainwright		
Type:	Residential/House		
Style:	Bungalow, Up/Down		
Size:	1,595 sq.ft.	Age:	1983 (41 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Interlocking Driveway, Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Baseboard, Boiler, Hot Water, Wood Stove	Water:	-
Floors:	Carpet, Concrete, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Stucco	Zoning:	R2
Foundation:	Other	Utilities:	-
Features:	Laminate Counters, Open Floorplan		

Inclusions: N/A

Here is your new home and investment property all in one! Or if you are in the market for a revenue property this up/down Duplex is what you've been looking for. Accessible living in both units makes this property ideal. This 1595 sq ft bungalow with walk out basement offers so much on each level such as 3 bedrooms, 2 bathrooms, large open concept kitchen, dining and living rooms plus separate laundry and storage rooms. Upstairs boasts a wood stove for those colder nights. Outside the walk out basement you will find a secluded covered patio area with off street parking. Upstairs features a back yard, extra parking, front deck with a view and a wheelchair ramp up to the house. The heated double car garage has been separated into two sides for you to use for both units if wanted. This home has been well maintained and has had the shingles replaced in the past few years. Located on a beautifully treed lot and nice walking distance to downtown and schools.