

509 22 Street
Wainwright, Alberta

MLS # A2112923



\$314,900

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,210 sq.ft.	Age:	1990 (34 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Interlocking Driveway, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Concrete, Linoleum, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full, Partially Finished

LLD: -

Exterior: Vinyl Siding

Zoning: R2

Foundation: Wood

Utilities: -

Features: Quartz Counters, Walk-In Closet(s), Wood Windows

Inclusions: N/A

PRICE REDUCED! NEW WINDOWS TO BE INSTALLED IN LIVING ROOM AND KITCHEN! Welcome to this beautiful 4-level split home boasting a spacious layout and stylish upgrades! With a total of 3 bedrooms, including a generous primary room with a balcony with new decking for you to relax and enjoy some fresh air, this home offers a comfortable living experience. Upon entering, you'll notice the all-new vinyl flooring throughout the main level, adding a touch of modernity and easy maintenance. The bathrooms on the upper level have also been tastefully updated, ensuring a fresh and contemporary feel throughout the home. One of the highlights of this property is its unique layout. The sunken living room is exceptionally spacious and showcases an attractive tile accent wall, creating a focal point for gatherings and creating memories. Just a few steps up, you'll find the separate dining room, which provides a seamless flow towards the partially covered large back deck. The deck, featuring new composite deck boards, allows you to enjoy outdoor living in the fenced yard that backs onto a walking trail. Prepare to be impressed by the sleek and newly renovated kitchen. With pristine white cabinets, elegant quartz countertops, stainless steel and black appliances, the kitchen exudes a sleek and modern ambiance. The lower level of the home boasts a second living space, a spacious family room, complete with a 3pc bathroom and den that is currently being used as a bedroom, offering flexibility for various needs. For those with plans to expand their living space, the basement is drywalled level and awaits your creative vision to complete the finishing touches. Whether you desire a home office, a recreational area, or a personal retreat, this versatile unfinished space provides endless possibilities. Additional touches include some new trim, interior doors, paint and polyb

plumbing has been replaced, bringing an updated feel to the entire home. Furthermore, the newer shingles add to the property's curb appeal while protecting your new home from the elements. This home is a true gem waiting for you to call it HOME!