

1026 4 Avenue
Wainwright, Alberta

MLS # A2137309



\$239,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,381 sq.ft.	Age:	1963 (61 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Parking Pad, Single Garage Attached, Single Garage Detached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Stucco	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Vaulted Ceiling(s)		

Inclusions: N/A

PRICE REDUCED! This beautiful home exudes a retro, mid-century modern flair and offers main floor living with three comfortable bedrooms, including a 4pc main bathroom and a 2pc ensuite. The kitchen and dining room provide the perfect setting for entertaining, and the large living room boasts a vaulted open beam ceiling, giving it a warm and inviting ambiance. At your convenience, all of your needs can be met on the main floor of this home including laundry making it extremely convenient and practical. The single, heated garage allows easy access to your vehicle, additional storage and you can be confident that you will have a warm start on chilly days. If that's not enough, a detached, single, heated garage is also included in this property, which will give you plenty of options for a hobbyist, or additional storage and organization. This home sits on a mature, partially fenced yard, offering privacy and shade for those warm summer months. You will love its mature trees, as this outdoor space creates a perfect slice of paradise for enjoying the fresh air, planting flowers, and hosting BBQs with family and friends~ it's the perfect place to escape and unwind. If you're looking for a unique and fascinating property located in a mature and desirable neighbourhood close to schools and downtown in heart of Wainwright call today to book your showing!