## 1102 3 Avenue
## Wainwright, Alberta

## MLS # A2150114
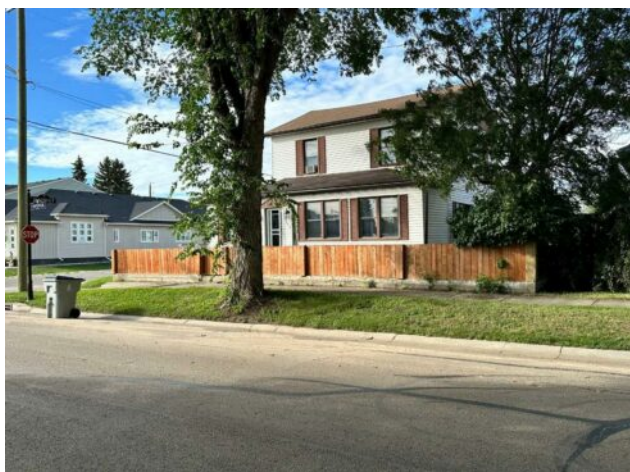


# $315,000

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| **Division:** | NONE |
| **Type:** | Residential/House |
| **Style:** | 2 Storey |
| **Size:** | 2,400 sq.ft. |
| **Age:** | 1926 (98 yrs old) |
| **Beds:** | 4 |
| **Baths:** | 1 full / 1 half |
| **Garage:** | Garage Door Opener, Garage Faces Side, Off Street, Single Garage Detache |
| **Lot Size:** | 0.16 Acre |
| **Lot Feat:** | Back Lane, Back Yard, Corner Lot, Front Yard |

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| **Heating:** | Forced Air, Natural Gas | | **Water:** | - |
| **Floors:** | Hardwood, Laminate, Linoleum | | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | | **Condo Fee:** | - |
| **Basement:** | Partial, Unfinished | | **LLD:** | - |
| **Exterior:** | Concrete, Vinyl Siding | | **Zoning:** | R2 |
| **Foundation:** | Poured Concrete | | **Utilities:** | - |
| **Features:** | Ceiling Fan(s), Chandelier | | | |

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|---|---|
| **Inclusions:** | N/A |

Picture yourself in this prestigious 2400 sq ft home! Enter through the front entry flanked with a sunlight office & family area. The southern exposure makes these rooms so relaxing. An expansive grand reception area greets you next with a stunning staircase and double glass French doors. Through the French doors you will find a beautiful large living & dining room with large windows & patio doors. Family gatherings will be a breeze to host. The kitchen is bright, sunny and a treat for the chef. A main floor laundry with tons of storage, 2 piece bathroom & large back entry finish the main floor features. Upstairs are four large bedrooms and a full bathroom. A true treasure upstairs is the impressive spacious landing and beautiful hardwood floors. Outside you can enjoy the private side patio off the dining room patio doors, fully fenced backyard & single detached garage. This is a home that will definitely check all the boxes!