

# \$280,000 - 1113 14 Street, Wainwright

MLS® #A2171834

**\$280,000**

4 Bedroom, 2.00 Bathroom, 1,080 sqft

Residential on 0.13 Acres

Wainwright, Wainwright, Alberta

This charming home, just steps from the elementary school. Featuring 4 bedrooms, 2 full bathrooms, 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!

Built in 1976

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2171834    |
| Price          | \$280,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,080       |
| Acres          | 0.13        |
| Year Built     | 1976        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1113 14 Street             |
| Subdivision | Wainwright                 |
| City        | Wainwright                 |
| County      | Wainwright No. 61, M.D. of |
| Province    | Alberta                    |
| Postal Code | T9W 1E8                    |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Gravel Driveway, Parking Pad, RV Access/Parking |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Bar, Vaulted Ceiling(s), Vinyl Windows, Laminate Counters, Sump Pump(s) |
| Appliances        | Dryer, Electric Stove, Range Hood, Refrigerator, Washer                 |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Living Room, Wood Burning   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Back Yard, Few Trees, Front Yard, Corner Lot |
| Roof              | Asphalt Shingle                              |
| Construction      | Vinyl Siding                                 |
| Foundation        | Poured Concrete                              |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 19th, 2024 |
| Days on Market | 196                |
| Zoning         | R2                 |

### Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | ROYAL LEPAGE WRIGHT CHOICE REALTY |
|----------------|-----------------------------------|

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