

# \$304,900 - 832 15 Street, Wainwright

MLS® #A2213254

**\$304,900**

4 Bedroom, 3.00 Bathroom, 1,278 sqft

Residential on 0.13 Acres

Wainwright, Wainwright, Alberta

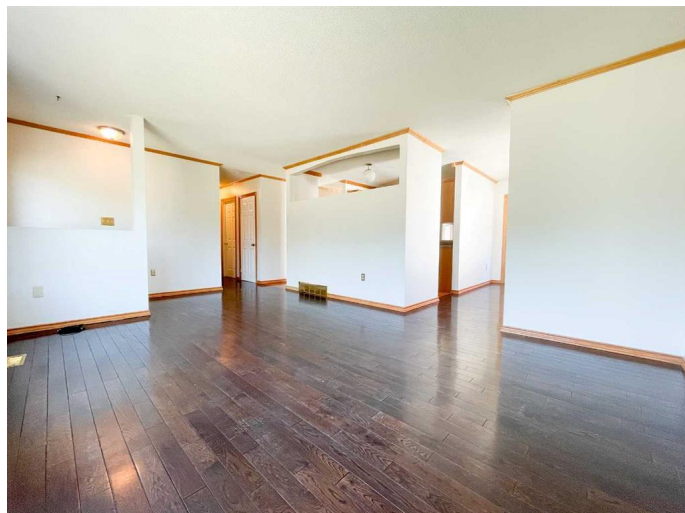
This spacious 4-bedroom, air-conditioned home is ideally located within walking distance to two schools and directly across the street from the Splash Park—perfect for families! The main floor showcases hardwood and tile flooring, and a bright U-shaped kitchen offering ample cabinetry, generous counter space, stainless steel appliances, and a formal dining area with access to the 10x15 three-season sunroom. The large living room provides plenty of space for entertaining. The main level also includes a primary bedroom with a convenient 2 pc ensuite, two additional bedrooms, and a 4 pc main bathroom. The fully developed basement features a large family room with newer vinyl plank flooring, a fourth bedroom, an updated 4 pc bathroom with a jetted tub, and a combined laundry/utility room. Enjoy the fully fenced backyard and a detached 24x24 heated garage—ideal for storage or a workshop. Recent updates include shingles (2019) and a high-efficiency furnace (2020). Zoned R2 and featuring a separate basement entrance, this property offers great potential to add a suite if desired!

Built in 1975

## Essential Information

MLS® # A2213254

Price \$304,900



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,278
Acres	0.13
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	832 15 Street
Subdivision	Wainwright
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1E6

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Central Vacuum, Jetted Tub
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None, Playground
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  April 18th, 2025

Days on Market            16

Zoning                        R2

### **Listing Details**

Listing Office               RE/MAX BAUGHAN REALTY LTD.

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