

**1045 17 AVENUE**  
**Wainwright, Alberta**

**MLS # A2286219**



**\$149,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	702 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Laminate, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Metal Siding

**Zoning:** R2

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Pantry

**Inclusions:** NONE

This 1958 bungalow offers 702 sq ft with bright main-floor living space and a practical, efficient layout. The functional living room and eat-in kitchen are filled with natural light, and the primary bedroom features walk-through access to a four-piece bath with convenient main-floor laundry. The lower level provides additional space including a second four-piece bathroom and storage area. While suited for utility use, hobbies, or future improvement, the basement offers flexibility and added function. Significant upgrades include new windows (2024), pre-finished metal siding (2024), and shingles replaced in 2021—helping reduce major exterior expenses for years to come. Situated on a generous 9,982 sq ft R2-zoned lot, the property also includes a 14' x 24' detached garage and ample off-street parking.