



1306 15 Street  
Wainwright, Alberta

MLS # A2280040



**\$140,000**

<b>Division:</b>	Wainwright		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	912 sq.ft.	<b>Age:</b>	1967 (59 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Treed		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** R2

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Laminate Counters, No Smoking Home, Sump Pump(s)

**Inclusions:** n/a

Currently listed at appraised value! This 1967 bungalow offers a straightforward opportunity for buyers seeking affordability and potential. Featuring 2 bedrooms, 1 bathroom, and an unfinished basement, the layout provides functional main-floor living with room for future development. This property may appeal to investors, first-time buyers, or those looking for a value-focused purchase.