



**1509 10a Street  
Wainwright, Alberta**

**MLS # A2285112**



**\$198,000**

<b>Division:</b>	Wainwright		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	720 sq.ft.	<b>Age:</b>	1957 (69 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Private, Treed		

<b>Heating:</b>	Floor Furnace, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Concrete, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Storage		

**Inclusions:** na

Welcome to 1509 10th Street NW in Wainwright — a solid 1957 home offering three good-sized bedrooms and a layout with excellent potential. The spacious rooms provide comfortable living, while the kitchen presents an opportunity for thoughtful updating to enhance both style and function. Outside, you’ll appreciate the fully manicured yard with mature trees that offer privacy and shelter, along with front and back decks to enjoy throughout the seasons. The double detached garage is heated and insulated, making it ideal for Alberta winters. A well-kept property in an established neighbourhood, ready for its next owner to make it their own.