



26, 1609 14 Street
Wainwright, Alberta

MLS # A2287768



\$149,000

Division:	Wainwright		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: N/A

Whether you're looking for your next home, first home or rental property this 3 bedroom 2 bath is sure to please. Walking in you will feel right at home and ready to entertain in this open floor plan. Enjoy the conversations with everyone while cooking dinner or watching tv. The Kitchen boasts beautiful dark cabinets with great storage space in the pantry. The master bedroom features a nice sized walk-in closet and 4 pc ensuite. The other two bedrooms and second 4 pc bathroom are located at the opposite end making it ideal for privacy. There is extra storage in the Laundry Room/back entrance. As the yard faces West, you will be sure to enjoy the evening sunsets. Lots of room for kid's trampolines, garden area or a large deck. Located in a quiet cul-de-sac with ball diamonds and soccer fields behind is perfect for taking the kids out to play or watch or just walking the dogs. Lot rent is currently \$545 which includes water, sewer, garbage pick up as well as public space snow removal and lawn care. There are plans for a Children's playground to be built conveniently right across from this home! Community approval is required to purchase.