



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

713 6 Avenue
Wainwright, Alberta

MLS # A2289167



\$249,500

Division:	Wainwright		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,346 sq.ft.	Age:	1955 (71 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Interior Lot, Lawn, Rectangula		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Shed

This charming 3-bedroom character home offers excellent value and versatility—perfect for a growing family or as a smart investment opportunity. The unique layout features a sunken dining/room with a gas fireplace and direct access to the mature, fully fenced backyard complete with a deck and single detached garage. The main level boasts an inviting kitchen with ample cabinetry overlooking the dining area, three well-sized bedrooms, a full 4-piece bathroom, and an additional living room space - lots of room for the family to spread out. The lower level provides a cozy family room with a wood-burning fireplace, a combined laundry/3-piece bathroom, along with potential to add another bedroom. Several updates have been completed over the years, including new shingles on home and garage in 2025, offering added peace of mind. This property presents an excellent opportunity to build equity or make it your own!