



**830 6 Avenue
Wainwright, Alberta**

MLS # A2306027



\$249,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	970 sq.ft.	Age:	1946 (80 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Garage Faces Rear, Gravel Driveway, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Private, Rectangular Lot, Str		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Sump Pump(s)		

Inclusions: N/A

Revenue Generating Home! Built in 1946, this charming 970 sq ft bungalow with basement suite offers both character and modern peace of mind. The main floor features a sunny primary bedroom and a small second bedroom/office on the main floor. The one-bedroom basement suite with a separate entrance provides excellent flexibility for living or rental income, with shared laundry for added convenience. The home boasts large PVC windows throughout, 9 ft ceilings on the main floor and 8 ft ceilings in the basement suite, enhancing the sense of space and comfort. Enjoy worry-free living with extensive upgrades completed in 2017, including new insulation, electrical, plumbing, flooring, and fully renovated kitchens & bathrooms—the home was taken down to the studs and thoughtfully rebuilt. In 2025, the main sewer line was replaced, adding even more value and reliability. Situated on a large private lot with new fencing close to main street shopping, schools, parks & recreation facilities, this property is ideal for first-time home buyers or savvy investors looking for an income-generating opportunity.