



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1029 8 Avenue
Wainwright, Alberta

MLS # A2322476



\$124,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	940 sq.ft.	Age:	1944 (82 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Metal

Basement: Full

Exterior: Composite Siding

Foundation: Poured Concrete

Features: Storage, Sump Pump(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: NONE

Full of character and opportunity, this charming 1¹/₂-storey home is conveniently located beside the Wainwright Children's Centre and just steps from Wainwright Elementary School. Offering 3 bedrooms and 1 full bathroom, the layout features a primary bedroom on the main floor with two additional bedrooms located in the upper half storey. Set on a generous 50' x 140' lot, there is plenty of room for parking, including space for an RV, trailer, or extra vehicles. Recent updates provide peace of mind and include a high-efficiency furnace (2020), hot water tank (2020), new metal roof (2025), new vinyl plank flooring (2025), and fresh paint in much of the home (2025). Whether you're a first-time buyer looking to step into home ownership, a small family wanting to be close to schools, or an investor seeking an affordable rental property, this home offers excellent value in a convenient location. Take a look and see all the potential.