



GRASSROOTS
REALTY GROUP

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2830 12 Avenue
Wainwright, Alberta

MLS # A2327241



\$254,000

Division:	Wainwright		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,492 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating:	Floor Furnace, Forced Air
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Mixed, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Laminate Counters, Pantry, Soaking Tub

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R3
Utilities:	-

Inclusions: na

Row/Townhouse located at 2830 12 Avenue in Wainwright. The property features an eat-in kitchen and living room on the main level. The upper level includes the primary bedroom, two additional bedrooms, and laundry space. The main floor includes a 2pc bathroom, and the lower level features a 4pc bathroom and a furnace/utility room. This is a court-ordered sale. Property is sold strictly "as-is, where-is" with no warranties or representations. All offers must be completely unconditional. (The hole in the basement ceiling was caused by a leaky dishwasher, which has been rectified.) The hole has not been attempted to be fixed in any way.