



**GRASSROOTS**  
REALTY GROUP

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2826 12 Avenue  
Wainwright, Alberta

MLS # A2332816



**\$289,000**

|           |                                 |        |                   |
|-----------|---------------------------------|--------|-------------------|
| Division: | NONE                            |        |                   |
| Type:     | Residential/Duplex              |        |                   |
| Style:    | 2 Storey, Attached-Side by Side |        |                   |
| Size:     | 1,485 sq.ft.                    | Age:   | 2013 (13 yrs old) |
| Beds:     | 4                               | Baths: | 2 full / 1 half   |
| Garage:   | Single Garage Attached          |        |                   |
| Lot Size: | 0.07 Acre                       |        |                   |
| Lot Feat: | Back Yard                       |        |                   |

|             |                             |            |    |
|-------------|-----------------------------|------------|----|
| Heating:    | Forced Air, Natural Gas     | Water:     | -  |
| Floors:     | Carpet, Ceramic Tile, Vinyl | Sewer:     | -  |
| Roof:       | Asphalt Shingle             | Condo Fee: | -  |
| Basement:   | Full                        | LLD:       | -  |
| Exterior:   | Vinyl Siding                | Zoning:    | R2 |
| Foundation: | Poured Concrete             | Utilities: | -  |
| Features:   | See Remarks                 |            |    |

Inclusions: N/A

Excellent opportunity for investor or home owner looking for an income booster. This 1,485 sqft 2 storey townhouse boasts 3 bedrooms, 5pc. bath with soaker tub plus separate shower, walk-thru closet, reading nook/computer plus laundry on upper level. Main level features kitchen/dining area with ample cabinets & storage, living room & 2pc. bathroom. Patio door accesses the deck & landscaped yard. The basement is finished with a one-bedroom suite with separate entrance, kitchen, living room & 4pc. bathroom. Home has separate meters for utilities.