



GRASSROOTS
REALTY GROUP

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737 6 Avenue
Wainwright, Alberta

MLS # A2335393



\$129,900

Division:	Wainwright		
Type:	Residential/House		
Style:	Bungalow		
Size:	624 sq.ft.	Age:	1948 (78 yrs old)
Beds:	2	Baths:	1
Garage:	None		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Affordable 624 Sq. Ft. home built in 1948, situated on a spacious 50' x 140' corner lot. This cozy property features 2 bedrooms, 1 bathroom, and a practical layout ideal for first-time buyers, investors, or those looking to downsize. The large yard offers plenty of room for gardening, recreation, or future development, while the oversized shed provides additional storage space. A great opportunity to own a home with character on a generously sized lot.