



GRASSROOTS
REALTY GROUP

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1026 11 Avenue
Wainwright, Alberta

MLS # A2339404



\$145,000

Division:	Wainwright		
Type:	Residential/House		
Style:	Bungalow		
Size:	702 sq.ft.	Age:	1945 (81 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Detached, Off Street, Parking Pad, Quad or More Detached, S		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Storage		

Inclusions: Shed 12 x 12 ft.

If you're looking for an opportunity rather than just another house, this Wainwright property deserves a closer look! Situated on a generous 55' x 140' R2-zoned lot in a central location, this 1-bedroom, 1-bathroom bungalow offers an affordable way to get into the market while leaving room to add value over time. The main floor provides a practical layout with a comfortable living room, kitchen, dining area, bedroom and 4-piece bathroom, while the full unfinished basement offers additional space to develop according to your needs. Garage space is a major bonus here! In addition to the heated 24' x 24' detached double garage with skylight, there is an additional 12' x 12' garage, giving you plenty of options for vehicles, a workshop, storage, hobbies or recreational equipment. Major updates in 2023 included new roof shingles and blown-in insulation, giving you a great head start on some of the more important improvements. Whether you're a first-time buyer looking for an affordable foothold in Wainwright, an investor searching for your next project, a downsizer wanting a manageable home with a fantastic garage, or a buyer looking for future development potential, this property offers options. Large lot. R2 zoning. Heated double garage. Full basement. Central location. Affordable opportunity. Come see what you can do with it! Immediate occupancy is available so move-in before the cold weather hits! Book your showing today!