



GRASSROOTS
REALTY GROUP

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802 6 Avenue
Wainwright, Alberta

MLS # A2350756



\$89,000

Division:	Wainwright		
Type:	Residential/House		
Style:	Bungalow		
Size:	686 sq.ft.	Age:	1936 (90 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Lawn		

Heating: Natural Gas, Radiant

Floors: Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: N/A

Priced Right & Full of Potential! This property presents an excellent opportunity for a first-time home buyer, investor, or anyone looking for a project with room to add value. With some work and updating, this home has tons of potential to become a great place to call home or a profitable rental property. The property also features a large yard, offering plenty of space for outdoor enjoyment, gardening, entertaining, or future possibilities. An affordable opportunity worth taking a look at! Price reflects the need for shingles on home.