



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

730 6 Avenue
Wainwright, Alberta

MLS # A2351078



\$147,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	846 sq.ft.	Age:	1940 (86 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions:	N/A
-------------	-----

Renovation Opportunity with a Great Start! Welcome to this 2-bedroom, 2-bathroom bungalow offering approximately 846 sq. ft. of living space, offering a great layout. Renovations have already been started, giving you a solid head start while leaving some finishing work for you to complete and make your own. Updates and improvements include a second bathroom completed with a tub, toilet and sink, newly drywalled kitchen ceiling with updated lighting, and an accent wall in the living room. The home also features new plumbing for the washer and dryer and a new hot water tank. Outside, you'll appreciate the double detached garage with two overhead doors, providing plenty of room for vehicles, storage, or a workshop. The fenced yard offers privacy and outdoor space to enjoy. This is a great opportunity for someone looking to put their own finishing touches on a home while benefiting from work that has already been completed. Bring your vision and finish this bungalow to suit your style!