

1137 4 Avenue  
Wainwright, Alberta

MLS # A2250304



# \$200,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,451 sq.ft.	<b>Age:</b>	1957 (68 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Driveway		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn		

<b>Heating:</b>	Natural Gas, None	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** NA

Located conveniently between downtown shopping and the Blessed Sacrament K-12 School, this 1 1/2 storey property features 3 bedrooms, eat in kitchen, large living room, office, full bath and a double car garage. An extra parking pad would be perfect for the RV! This property could use some love and attention, but can certainly be turned into a nice family home for the right buyer! Note - Services have been disconnected to the property. Property is sold 'As Is' and a "Schedule A" must accompany Offer to Purchase.