

**1341 2 Avenue
Wainwright, Alberta**

MLS # A2259546



\$179,000

Division:	Wainwright		
Type:	Residential/House		
Style:	Bungalow		
Size:	891 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Treed		

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

Inclusions: N/A

Location, Location, Location! Tired of the morning rush and scrambling to get the kids to school before the bell? This home makes life easier. Located just steps from the school, your kids can roll out of bed and directly into the classroom, no more frantic mornings or calls from teachers. And when Stampede season rolls around, you're only half a block from the fairgrounds, meaning no parking headaches and more time enjoying the fun. Love the outdoors? The dog park and walking trails are also just half a block away, perfect for exercise and daily dog walks. This home offers great potential with a little tender loving care and imagination to restore it to its former glory. Upstairs features two bedrooms, while the basement includes an additional bedroom. The cozy basement family room gives kids their own hangout space, complete with a half bath, making it easy to keep everyone happy and organized. What parent doesn't dream of that? Outside, you'll find a fenced backyard, fruit trees, space for pets, and a single-car garage. An unbeatable location, functional layout, and endless potential—this is a property you won't want to miss. Come see it for yourself!