

**1306 15 Street  
Wainwright, Alberta**

**MLS # A2280040**



# \$160,000

<b>Division:</b>	Wainwright		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	912 sq.ft.	<b>Age:</b>	1967 (59 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Sump Pump(s)		

**Inclusions:** n/a

Currently listed at appraised value! Check out this charming 2 bedroom, 1 bath property with laundry on the main floor. This property includes newer hot water tank installed in the summer of 2022 and an upgraded panel box. The unfinished basement provides the opportunity for the buyer to customize it to their liking. Located near Main Street, this home is just steps away from restaurants and shopping. Don't miss out on this fantastic opportunity!