

614 7 Avenue  
Wainwright, Alberta

MLS # A2281290



# \$189,000

<b>Division:</b>	Wainwright		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	858 sq.ft.	<b>Age:</b>	1953 (73 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Off Street		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** N/A

This cozy 3 bedroom 2 bath home is perfect for your first place or if you're looking for a revenue property. Upstairs has been refreshed with new windows, flooring and paint. It also boasts a large living room, 2 bedrooms, 4 pc bath and a kitchen/dining that opens up to a covered deck. Downstairs finishes off with an extra bedroom, 3 pc bath, laundry and a storage room. Enjoy the privacy outside relaxing on the 10'x16' covered deck and being surrounded by mature trees and the fenced yard. Great location with only being half a block from the New hot water tank in 2026, new windows in 2024, and roof preservation spray applied to extend 5-10 years with a 5 year guarantee that can be transferred to the new owners. High School and Hospital plus not far from the Elementary School, downtown and the Peace Memorial Multiplex. Having a revenue property in Wainwright is always a great investment, don't miss out on this one.