

780-832-5880

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## 1206 6 Avenue Wainwright, Alberta

MLS # A2205683



\$98,900

Wainwright

Division:

|           | J   |        |                   |  |  |
|-----------|---|--------|-------------------|--|--|
| Type:     | Residential/House   |        |                   |  |  |
| Style:    | Bungalow  |        |                   |  |  |
| Size:     | 451 sq.ft.  | Age:   | 1940 (85 yrs old) |  |  |
| Beds:     | 1   | Baths: | 1                 |  |  |
| Garage:   | None  |        |                   |  |  |
| Lot Size: | 0.16 Acre   |        |                   |  |  |
| Lot Feat: | Back Lane Back Yard Front Yard Landscaped Lawn Many Trees Rec |        |                   |  |  |

| Heating:    | Forced Air, Natural Gas        | Water:     | -  |
|-------------|--------------------------------|------------|----|
| Floors:     | Laminate, Linoleum             | Sewer:     | -  |
| Roof:       | Asphalt Shingle                | Condo Fee: | -  |
| Basement:   | Partial, Unfinished            | LLD:       | -  |
| Exterior:   | Vinyl Siding, Wood Frame       | Zoning:    | R2 |
| Foundation: | Combination, Poured Concrete   | Utilities: | -  |
| Features:   | Ceiling Fan(s), Open Floorplan |            |    |

Inclusions:

NA

Single and exploring home ownership. . .or perhaps looking to increase your rental portfolio without breaking the bank? This cute little property with spacious tree'd back yard might just fit the bill! This 1 bedroom/1 full bath property is located on quiet 6th Ave. and is close to downtown shopping! (New roof 2020).