

1037 8 Avenue  
Wainwright, Alberta

MLS # A2004603



## \$134,995

<b>Division:</b>	Wainwright		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	898 sq.ft.	<b>Age:</b>	1939 (85 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Corner Lot, Lawn, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Price Reduced! Zoned R2 on a corner lot across the street from Wainwright Elementary School, central to Wainwright High School and Blessed Sacrament K-12! This 2 bedroom, 898sq.ft. bungalow with a little TLC could be a great home for a first time buyer! The huge 26x28 heated garage with 220V power and BRAND NEW SHINGLES, would give you plenty of space to work on projects and complete the renovations to transform your new home! Call today!