

618 7 Avenue  
Wainwright, Alberta

MLS # A2087105



## \$109,900

<b>Division:</b>	Wainwright		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,409 sq.ft.	<b>Age:</b>	1951 (73 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Vinyl, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Sump Pump(s)		

**Inclusions:** N/A

**MOTIVATED SELLER.** This 1409 Sq ft house is located on the west side of town only a block away from the Wainwright High School and Hospital. This house features 3 bedrooms, a den, large living room, 2 bathrooms ( 4 piece and a 2 piece). The kitchen/dining area has had a few things started for a renovation but was never completed, giving opportunity for you to remodel as desired. Outside you will find a spacious yard with a single detached garage (18 x 22 ft) at the back of the lot off the alley that is drywalled and insulated. This property holds the perfect opportunity to make this home your own. Currently the gas is shut off to the property but power remains on and the water lines have been winterized for no freeze up. Book your showing today!