

734 7 Avenue  
Wainwright, Alberta

MLS # A2139441



## \$216,900

<b>Division:</b>	Wainwright		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,046 sq.ft.	<b>Age:</b>	1958 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters		

**Inclusions:** N/A

Location is sure to please with this 4 bedroom 2 bath home. The main floor is complete with 2 bedrooms, open concept living room and dining area, quaint kitchen, big porch and a newly renovated main floor 4 pc bathroom. Renovations have started downstairs for a 1 bedroom basement suite with a nice size living room and kitchen plus 4 pc bath. Laundry is located in the large utility room opposite of a potential bedroom or den. Outside boasts an Asphalt driveway and patio area, fenced yard, tiered deck and a single car garage. You'll be sure to enjoy some shade under the mature trees. Renovations have included: High Efficiency Furnace, Shingles, Siding, Tinted Windows, Exterior Doors, Electrical Panel (2014), High Efficiency Hot Water Tank and some new flooring upstairs (2023) Located two blocks from the Hospital and High School and not far from Downtown, Elementary School and The Peace Memorial Multiplex.