

**1306 15 Street
Wainwright, Alberta**

MLS # A2280040

\$160,000



Division:	Wainwright		
Type:	Residential/House		
Style:	Bungalow		
Size:	912 sq.ft.	Age:	1967 (59 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Sump Pump(s)		
Inclusions:	n/a		

Currently listed at appraised value! Check out this charming 2 bedroom, 1 bath property with laundry on the main floor. This property includes newer hot water tank installed in the summer of 2022 and an upgraded panel box. The unfinished basement provides the opportunity for the buyer to customize it to their liking. Located near Main Street, this home is just steps away from restaurants and shopping. Don't miss out on this fantastic opportunity!