

**706 7 Avenue
Wainwright, Alberta**

MLS # A2280369



\$149,900

Division:	Wainwright		
Type:	Residential/House		
Style:	Bungalow		
Size:	665 sq.ft.	Age:	1952 (74 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Gravity	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		
Inclusions:	N/A		

Charming and well-maintained 665 sq. ft. home featuring a functional layout with one bedroom on the main level and two additional bedrooms downstairs. This property offers two bathrooms and a warm, inviting feel throughout. Step outside to enjoy a large, mature yard, perfect for relaxing, gardening, or entertaining. An excellent opportunity for first-time buyers, downsizers, or investors looking for a move-in-ready home with great outdoor space.