

**614 7 Avenue
Wainwright, Alberta****MLS # A2281290****\$189,000**

Division:	Wainwright		
Type:	Residential/House		
Style:	Bungalow		
Size:	858 sq.ft.	Age:	1953 (73 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

This cozy 3 bedroom 2 bath home is perfect for your first place or if you're looking for a revenue property. Upstairs has been refreshed with new windows, flooring and paint. It also boasts a large living room, 2 bedrooms, 4 pc bath and a kitchen/dining that opens up to a covered deck. Downstairs finishes off with an extra bedroom, 3 pc bath, laundry and a storage room. Enjoy the privacy outside relaxing on the 10'x16' covered deck and being surrounded by mature trees and the fenced yard. Great location with only being half a block from the New hot water tank in 2026, new windows in 2024, and roof preservation spray applied to extend 5-10 years with a 5 year guarantee that can be transferred to the new owners. High School and Hospital plus not far from the Elementary School, downtown and the Peace Memorial Multiplex. Having a revenue property in Wainwright is always a great investment, don't miss out on this one.