

**1026 11 Avenue
Wainwright, Alberta**

MLS # A2283231

\$148,500



Division:	Wainwright		
Type:	Residential/House		
Style:	Bungalow		
Size:	698 sq.ft.	Age:	1945 (81 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Rectangular Lot		
Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		
Inclusions:	N/A		

Big potential. Prime location. Smart opportunity. This centrally located Wainwright property is a standout for buyers who see value beyond the surface. Set on a large 55' x 140' R2-zoned lot, it offers flexibility for future development or investment. Inside, the home features a simple one-bedroom, one-bath layout with an unfinished, partially framed basement ready to be completed to suit your needs. The heated double detached garage with skylight adds serious functionality—perfect for parking, storage, or a workshop. Major updates were completed in 2023, including new shingles and blown-in insulation. Whether you're entering the market, downsizing, or building your portfolio, this is a property worth a closer look.