



GRASSROOTS
REALTY GROUP

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**902 7 Avenue
Wainwright, Alberta**

MLS # A2225448



\$150,000

Division:	Wainwright		
Type:	Residential/House		
Style:	Bungalow		
Size:	768 sq.ft.	Age:	1949 (76 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Lawn		

Heating: Floor Furnace, Forced Air, Natural Gas

Floors: Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Partial

Exterior: Concrete, Wood Frame

Foundation: Poured Concrete

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: na

Cozy Bungalow on a Corner Lot in Wainwright Welcome to 902 7 Avenue – a charming and affordable bungalow situated on a spacious 7,000 sq. ft. corner lot in the heart of Wainwright. This delightful two-bedroom home offers a warm and inviting living space, ideal for those seeking a comfortable and low-maintenance lifestyle. Step inside to find a bright and spacious living room with hardwood flooring, leading into a functional eat-in kitchen with laminate counters and plenty of natural light. Both bedrooms are well-proportioned, and the full 4-piece bath offers the essentials for everyday living. The home also features a partial basement with laundry and additional storage space. Outside, the property provides ample yard space for outdoor enjoyment or future projects, plus rear lane access and parking for two vehicles on a gravel pad. Located close to schools, shopping, and Wainwright Golf Club, this home is a great option for first-time buyers, downsizers, or anyone seeking simplicity in a well-kept package. Currently tenant-occupied with a renter who would love to stay, this property offers flexibility for both homeowners and those considering future rental options.