



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**1130 6 Avenue
Wainwright, Alberta**

MLS # A2232151



\$85,000

Division:	Wainwright		
Type:	Residential/House		
Style:	Bungalow		
Size:	964 sq.ft.	Age:	1940 (85 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Garden		

Heating: Forced Air

Floors: Carpet, Laminate, Linoleum

Roof: Metal

Basement: Crawl Space, Partial

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: No Animal Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: N/A

Calling all investors and first time home buyers. Situated on an impressive 50 x 140' lot, this 964 square foot 2 bedroom and 1 bath property offers endless possibilities for those with vision. Perfectly positioned between two schools and just steps from Historic Main Street, it combines convenience with incredible potential. The generous lot size provides ample space to expand, reimagine, or create something entirely new. Bring your ideas and unlock the full potential!