



GRASSROOTS
REALTY GROUP

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

**2825 12 Avenue
Wainwright, Alberta**

MLS # A2236678



\$237,500

Division:	NONE		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,012 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	ICF Block	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

This 2 bedroom bungalow townhouse has plenty to offer. Located close to shopping and other amenities, it is great for first time buyers, and empty nesters alike. The yard is fenced, and landscaped with a deck off kitchen. There is an attached garage with access to inside the home from garage. The interior features an open concept living area with a four piece bath, ample cabinets in kitchen, dining area, two large bedrooms, living room & main floor laundry . Basement area is undeveloped and ready for you to customize to your liking.