



**GRASSROOTS**  
REALTY GROUP

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

**517 2 Ave Crescent  
Wainwright, Alberta**

**MLS # A2242720**



**\$89,000**

<b>Division:</b>	Wainwright		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,123 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RMH-1
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** N/A

Don't miss this great opportunity! This 1976 single-wide mobile home with addition offers 3 comfortable bedrooms, a cozy living room, and a spacious eat-in kitchen&mdash;perfect for first-time buyers, investors, or downsizers. Situated on a fully owned lot, there's no pad rent to worry about. With plenty of potential and affordable living, this home is ready for your personal touch. Book your showing today!