



GRASSROOTS
REALTY GROUP

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

1137 4 Avenue
Wainwright, Alberta

MLS # A2250304



\$200,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,451 sq.ft.	Age:	1957 (68 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached, Driveway		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn		

Heating: Natural Gas, None

Floors: Carpet, Concrete, Linoleum

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Wood Frame

Foundation: Poured Concrete

Features: High Ceilings

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: NA

Located conveniently between downtown shopping and the Blessed Sacrament K-12 School, this 1 1/2 storey property features 3 bedrooms, eat in kitchen, large living room, office, full bath and a double car garage. An extra parking pad would be perfect for the RV! This property could use some love and attention, but can certainly be turned into a nice family home for the right buyer! Note - Services have been disconnected to the property. Property is sold 'As Is' and a "Schedule A" must accompany Offer to Purchase.