



GRASSROOTS
REALTY GROUP

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**513 2 Avenue Crescent
Wainwright, Alberta**

MLS # A2272488



\$89,000

Division:	Wainwright		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	924 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	RMH-1
Foundation:	Pillar/Post/Pier	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Charming and well-maintained home featuring a clean and tidy interior, perfect for comfortable living. Recent upgrades include new shingles on both the home and the detached garage, offering peace of mind for years to come. The property also includes a spacious detached garage—ideal for parking, storage, or a workshop. A great opportunity for anyone seeking a move-in-ready home with solid updates.