



**1306 15 Street**  
**Wainwright, Alberta**

**MLS # A2280040**



**\$150,000**

<b>Division:</b>	Wainwright		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	912 sq.ft.	<b>Age:</b>	1967 (59 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, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Sump Pump(s)		

**Inclusions:** n/a

Currently listed at appraised value! This 1967 bungalow offers a straightforward opportunity for buyers seeking affordability and potential. Featuring 2 bedrooms, 1 bathroom, and an unfinished basement, the layout provides functional main-floor living with room for future development. This property may appeal to investors, first-time buyers, or those looking for a value-focused purchase.