



1026 11 Avenue  
Wainwright, Alberta

MLS # A2283231



**\$148,500**

<b>Division:</b>	Wainwright		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	698 sq.ft.	<b>Age:</b>	1945 (81 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Big potential. Prime location. Smart opportunity. This centrally located Wainwright property is a standout for buyers who see value beyond the surface. Set on a large 55' x 140' R2-zoned lot, it offers flexibility for future development or investment. Inside, the home features a simple one-bedroom, one-bath layout with an unfinished, partially framed basement ready to be completed to suit your needs. The heated double detached garage with skylight adds serious functionality—perfect for parking, storage, or a workshop. Major updates were completed in 2023, including new shingles and blown-in insulation. Whether you're entering the market, downsizing, or building your portfolio, this is a property worth a closer look.