



**1509 10a Street
Wainwright, Alberta**

MLS # A2285112



\$210,000

Division:	Wainwright		
Type:	Residential/House		
Style:	Bungalow		
Size:	720 sq.ft.	Age:	1957 (69 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Private, Treed		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R2
Foundation:	Block	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: na

Welcome to 1509 10th Street NW in Wainwright — a solid 1957 home offering three good-sized bedrooms and a layout with excellent potential. The spacious rooms provide comfortable living, while the kitchen presents an opportunity for thoughtful updating to enhance both style and function. Outside, you’ll appreciate the fully manicured yard with mature trees that offer privacy and shelter, along with front and back decks to enjoy throughout the seasons. The double detached garage is heated and insulated, making it ideal for Alberta winters. A well-kept property in an established neighbourhood, ready for its next owner to make it their own.