



521 2 Avenue  
Wainwright, Alberta

MLS # A2285169



**\$69,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,006 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Vinyl Siding

**Foundation:** Piling(s)

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RMH1

**Utilities:** -

**Inclusions:** N/A

Priced to sell! Ideal property for the first time home buyer or a great addition to your rental portfolio. Great layout with open and bright living room, L-shaped kitchen, separate laundry room with sink, 4 piece bathroom and 2 bedrooms. Outside you have a single detached garage & an owned 55x105 lot.