



**1106 2 Avenue
Wainwright, Alberta**

MLS # A2287269



\$249,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,208 sq.ft.	Age:	1953 (73 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Garage Faces Front, Parking Pad, RV Access/Parking, Single Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Rectangular Lot,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Storage, Sump Pump(s), Tray Ceiling(s)		

Inclusions: 2 Refrigerators, 2 Stoves.

Not many like this one! 2 kitchens, 4 bedrooms, 2 full baths! With a handy separate basement entrance available, 2 spacious bedrooms both up and down (4 total), a kitchen on each level plus 2 living rooms & 2 full baths, this property checks many boxes for the new owner wishing to have family or friends enjoy the separate living spaces! The basement has seen some reno's with updated windows and bath, and the you'll notice that both upstairs and down are ready to move in now, right down to the paint job! Outside you'll find a 24' X 12' garage (unheated), storage shed, private yard, RV parking in the rear plus tons of extra parking in the front driveway and the rear as well. Located just a frisbee toss to downtown and a couple of blocks from the K-12 BSS school, this property is prime for your next home or perhaps investment property! Call your favourite realtor today to arrange your showing!