



713 6 Avenue  
Wainwright, Alberta

MLS # A2289167



**\$249,500**

<b>Division:</b>	Wainwright		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,346 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Interior Lot, Lawn, Rectangula		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Shed

This charming 3-bedroom character home offers excellent value and versatility—perfect for a growing family or as a smart investment opportunity. The unique layout features a sunken dining/room with a gas fireplace and direct access to the mature, fully fenced backyard complete with a deck and single detached garage. The main level boasts an inviting kitchen with ample cabinetry overlooking the dining area, three well-sized bedrooms, a full 4-piece bathroom, and an additional living room space - lots of room for the family to spread out. The lower level provides a cozy family room with a wood-burning fireplace, a combined laundry/3-piece bathroom, along with potential to add another bedroom. Several updates have been completed over the years, including new shingles on home and garage in 2025, offering added peace of mind. This property presents an excellent opportunity to build equity or make it your own!