



709 7 Avenue
Wainwright, Alberta

MLS # A2303843



\$124,900

Division:	Wainwright		
Type:	Residential/House		
Style:	Bungalow		
Size:	657 sq.ft.	Age:	1952 (74 yrs old)
Beds:	2	Baths:	1
Garage:	Gravel Driveway, Off Street		
Lot Size:	1.73 Acres		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Vinyl Windows		

Inclusions: NA

709 7th Ave. might be the perfect property for a small family, investment buyer, couple or downsizer! Located conveniently close to Wainwright High School, the Hospital and PMC ball diamonds, this property includes several updates to remove some of the usual maintenance stress! This charming little home is located on a standard 7000 sq. ft. lot, and offers an open concept kitchen, living & dining room with the addition of two bedrooms and 4 pc. bath. The downstairs offers space for the furnace and hot water tank. Outside, there's an enjoyable relaxation space on the 13' X 10' deck, plus an 8' X 10' shed for extra storage! There have been several updates in last few years, including: Shingles, New windows c/w metal cladding, Vinyl plank flooring and carpet tile, Electrical update, Apartment sized washer (no dryer!), some paint and window coverings. 24 hr. notice for showings please. (Note: photos taken when vacant, with tenant now in the property. Tenant may be interested in staying for an investment property buyer).