



**GRASSROOTS**  
REALTY GROUP

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1237 6 Avenue  
Wainwright, Alberta

MLS # A2162876



**\$119,900**

Division:	Wainwright		
Type:	Residential/House		
Style:	Bungalow		
Size:	810 sq.ft.	Age:	1964 (61 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

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

Inclusions:	N/A
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Located on a corner lot with large yard and detached garage. The large backyard features an array of fruit bearing trees including plum, cherry, apple and saskatoon. This home would be a great first time home purchase or rental.