



1206 6 Avenue  
Wainwright, Alberta

MLS # A2205683



**\$94,900**

<b>Division:</b>	Wainwright		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	451 sq.ft.	<b>Age:</b>	1940 (86 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Rectang		

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

**Inclusions:** NA

Single and exploring home ownership. . .or perhaps looking to increase your rental portfolio without breaking the bank? This cute little property with spacious tree'd back yard might just fit the bill! This 1 bedroom/1 full bath property is located on quiet 6th Ave. and is close to downtown shopping! (New roof 2020).