

# \$269,900 - 1013 7 Avenue, Wainwright

MLS® #A2218582

## \$269,900

3 Bedroom, 2.00 Bathroom, 1,016 sqft

Residential on 0.16 Acres

Wainwright, Wainwright, Alberta

Searching for an affordable home that can also provide income to help with your mortgage? This may be the property for you! This home is located close to downtown and schools and offers a main floor with 2 bedrooms, 4pc bath, kitchen, dining and living room. The basement of the property can be used for your own needs, or if you can rent it out as it is set up perfectly as an income helper with a large family room, kitchen, 3pc bath and bedroom. Each floor also has its own laundry units. Exterior of the property is fenced and has a single detached garage. Some updates to the property include 30 year shingles on home and garage, upgraded electric panel box, new fan in basement bathroom, new tub surround in main floor bath. A great first time home, or perfect for those looking to downsize. Quick possession available!

Built in 1967

## Essential Information

MLS® #	A2218582
Price	\$269,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,016
Acres	0.16
Year Built	1967



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1013 7 Avenue
Subdivision	Wainwright
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1H3

### Amenities

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Storage
Appliances	Refrigerator, Stove(s), Washer/Dryer Stacked, Portable Dishwasher
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 6th, 2025
Days on Market	3
Zoning	R2

### Listing Details

Listing Office

RE/MAX BAUGHAN REALTY

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