

# \$95,000 - 1130 6 Avenue, Wainwright

MLS® #A2232151

**\$95,000**

3 Bedroom, 1.00 Bathroom, 964 sqft

Residential on 0.16 Acres

Wainwright, Wainwright, Alberta

Calling all investors and first time home buyers. Situated on an impressive 50 x 140' lot, this 964 square foot 2 bedroom and 1 bath property offers endless possibilities for those with vision. Perfectly positioned between two schools and just steps from Historic Main Street, it combines convenience with incredible potential. The generous lot size provides ample space to expand, reimagine, or create something entirely new. Bring your ideas and unlock the full potential!

Built in 1940

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2232151    |
| Price          | \$95,000    |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 964         |
| Acres          | 0.16        |
| Year Built     | 1940        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |               |
|-------------|---------------|
| Address     | 1130 6 Avenue |
| Subdivision | Wainwright    |



|             |                            |
|-------------|----------------------------|
| City        | Wainwright                 |
| County      | Wainwright No. 61, M.D. of |
| Province    | Alberta                    |
| Postal Code | T9W 1G2                    |

### **Amenities**

|                |                                |
|----------------|--------------------------------|
| Parking Spaces | 2                              |
| Parking        | Parking Pad, RV Access/Parking |

### **Interior**

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | No Animal Home                                                       |
| Appliances        | Freezer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                           |
| Cooling           | None                                                                 |
| Has Basement      | Yes                                                                  |
| Basement          | Partial, Crawl Space                                                 |

### **Exterior**

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Garden                                  |
| Lot Description   | Back Yard, Fruit Trees/Shrub(s), Garden |
| Roof              | Metal                                   |
| Construction      | Vinyl Siding                            |
| Foundation        | Poured Concrete                         |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 48              |
| Zoning         | R2              |

### **Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | ROYAL LEPAGE WRIGHT CHOICE REALTY |
|----------------|-----------------------------------|

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