

# \$104,900 - 1206 6 Avenue, Wainwright

MLS® #A2205683

**\$104,900**

1 Bedroom, 1.00 Bathroom, 451 sqft

Residential on 0.16 Acres

Wainwright, Wainwright, Alberta

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).

Built in 1940

## Essential Information

MLS® #	A2205683
Price	\$104,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	451
Acres	0.16
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	1206 6 Avenue
Subdivision	Wainwright
City	Wainwright
County	Wainwright No. 61, M.D. of



Province	Alberta
Postal Code	T9W 1G2

### Amenities

Parking	None
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### Interior

Interior Features	Ceiling Fan(s), Open Floorplan
Appliances	Electric Stove, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Combination, Poured Concrete

### Additional Information

Date Listed	March 25th, 2025
Days on Market	119
Zoning	R2

### Listing Details

Listing Office	ROYAL LEPAGE WRIGHT CHOICE REALTY
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