

# \$109,900 - 1029 8 Avenue, Wainwright

MLS® #A2184566

**\$109,900**

3 Bedroom, 1.00 Bathroom, 941 sqft  
Residential on 0.16 Acres

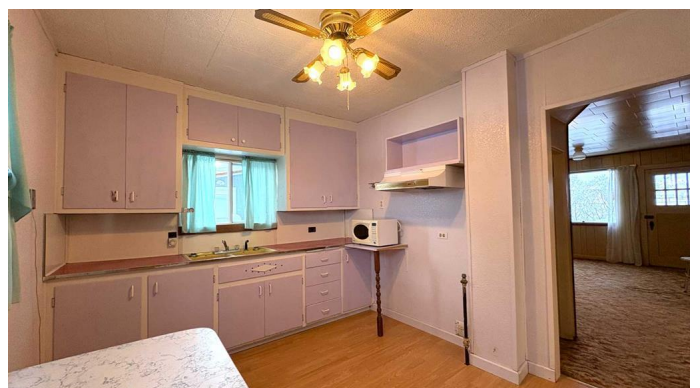
Wainwright, Wainwright, Alberta

Located directly across the street from Wainwright Children's Centre & Wainwright Elementary School, this 3 bedroom home c/w full 4 pc. bath might be the perfect answer for your growing family or perhaps your retirement plan! Priced attractively to get you out of that rental and into your own home or investment property, this home boasts an updated high efficiency furnace (2020) and H2O tank (2020) to alleviate those maintenance concerns. Seller will have kitchen appliances in place prior to possession or offer \$1000 appliance bonus for refrigerator and stove replacement. Book your showing today with your favourite realtor!

Built in 1944

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2184566    |
| Price          | \$109,900   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 941         |
| Acres          | 0.16        |
| Year Built     | 1944        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |



## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1029 8 Avenue              |
| Subdivision | Wainwright                 |
| City        | Wainwright                 |
| County      | Wainwright No. 61, M.D. of |
| Province    | Alberta                    |
| Postal Code | T9W 1H4                    |

## Amenities

|                |  |
|----------------|--|
| Parking Spaces | 3                                      |
| Parking        | Off Street, Plug-In, RV Access/Parking |

## Interior

|                   |                                       |
|-------------------|---------------------------------------|
| Interior Features | Ceiling Fan(s), Storage, Sump Pump(s) |
| Appliances        | Dryer, Washer, Window Coverings       |
| Heating           | Forced Air, Natural Gas               |
| Cooling           | None                                  |
| Has Basement      | Yes                                   |
| Basement          | Unfinished, Partial                   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Storage, RV Hookup   |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot, Few Trees, Front Yard |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Frame, Composite Siding   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | December 27th, 2024 |
| Days on Market | 100                 |
| Zoning         | R-2                 |

## Listing Details

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

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