

# \$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 |
|---------|------|

### 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 | 135              |
| Zoning         | R2               |

### Listing Details

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

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