

# \$95,000 - 517 2 Ave Crescent, Wainwright

MLS® #A2242720

**\$95,000**

2 Bedroom, 1.00 Bathroom, 1,123 sqft

Residential on 0.13 Acres

Wainwright, Wainwright, Alberta

Don't miss this great opportunity! This 1976 single-wide mobile home with addition offers 3 comfortable bedrooms, a cozy living room, and a spacious eat-in kitchen—perfect for first-time buyers, investors, or downsizers. Situated on a fully owned lot, there's no pad rent to worry about. With plenty of potential and affordable living, this home is ready for your personal touch. Book your showing today!

Built in 1976

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2242720                |
| Price          | \$95,000                |
| Bedrooms       | 2                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 1,123                   |
| Acres          | 0.13                    |
| Year Built     | 1976                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 517 2 Ave Crescent |
| Subdivision | Wainwright         |



|             |                            |
|-------------|----------------------------|
| City        | Wainwright                 |
| County      | Wainwright No. 61, M.D. of |
| Province    | Alberta                    |
| Postal Code | T9W 1A3                    |

### **Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### **Interior**

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | Ceiling Fan(s)                              |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air                                  |
| Cooling           | Central Air                                 |
| Basement          | None                                        |

### **Exterior**

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Rain Gutters                            |
| Lot Description   | Back Yard, Cul-De-Sac, Landscaped, Lawn |
| Roof              | Asphalt Shingle                         |
| Construction      | Wood Frame                              |
| Foundation        | None                                    |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 13              |
| Zoning         | RMH-1           |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | CENTURY 21 CONNECT REALTY |
|----------------|---------------------------|

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