

# \$137,499 - 1130 15 Street, Wainwright

MLS® #A2199424

**\$137,499**

2 Bedroom, 1.00 Bathroom, 780 sqft

Residential on 0.19 Acres

Wainwright, Wainwright, Alberta

Motivated Seller! This cute 2 bedroom home features a huge yard. Enjoy the storage in the great kitchen space with lots of cabinets. The main floor also has a living room, 2 bedrooms and a refreshed 4 pc bath. The partial basement includes laundry room(new washer), storage area plus a bonus that can be used for a family/games area or perhaps an office. Outside, enjoy the extra yard space complete with a garden area, firepit, large back deck and a cute covered front veranda. Some updates over the years include roof, furnace, flooring, main door, Suntuf Roof tiles on the veranda, hot water tank and deck. This home is located close to the Elementary school, Splash park and gas stations just to name a few. Whether you're looking to move in or for a rental, this property works. It is also is zoned R2 so you have the chance to build a duplex on this oversized lot if that is what you're looking for.

Built in 1945

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2199424  |
| Price          | \$137,499 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 780       |
| Acres          | 0.19      |



|            |             |
|------------|-------------|
| Year Built | 1945        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 1130 15 Street             |
| Subdivision | Wainwright                 |
| City        | Wainwright                 |
| County      | Wainwright No. 61, M.D. of |
| Province    | Alberta                    |
| Postal Code | T9W 1E4                    |

### **Amenities**

|         |                       |
|---------|-----------------------|
| Parking | Gravel Driveway, None |
|---------|-----------------------|

### **Interior**

|                   |                                       |
|-------------------|---------------------------------------|
| Interior Features | Laminate Counters                     |
| Appliances        | Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas               |
| Cooling           | None                                  |
| Has Basement      | Yes                                   |
| Basement          | Partial, Unfinished                   |

### **Exterior**

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Garden                               |
| Lot Description   | Garden, Lawn, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                      |
| Construction      | Wood Frame                           |
| Foundation        | Poured Concrete                      |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 3rd, 2025 |
| Days on Market | 58              |
| Zoning         | R-2             |

### **Listing Details**

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

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