

# \$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 Poured Concrete, Combination

### **Additional Information**

Date Listed March 25th, 2025  
Days on Market 11  
Zoning R2

### **Listing Details**

Listing Office ROYAL LEPAGE WRIGHT CHOICE REALTY

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