

# \$160,000 - 1306 15 Street, Wainwright

MLS® #A2185029

**\$160,000**

2 Bedroom, 1.00 Bathroom, 912 sqft

Residential on 0.13 Acres

Wainwright, Wainwright, Alberta

Currently listed at appraised value! Check out this charming 2 bedroom, 1 bath property with laundry on the main floor. This property includes newer hot water tank installed in the summer of 2022 and an upgraded panel box. The unfinished basement provides the opportunity for the buyer to customize it to their liking. Located near Main Street, this home is just steps away from restaurants and shopping. Don't miss out on this fantastic opportunity!

Built in 1967

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2185029    |
| Price          | \$160,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 912         |
| Acres          | 0.13        |
| Year Built     | 1967        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 1306 15 Street |
| Subdivision | Wainwright     |



|             |                            |
|-------------|----------------------------|
| City        | Wainwright                 |
| County      | Wainwright No. 61, M.D. of |
| Province    | Alberta                    |
| Postal Code | T9W 1E9                    |

### **Amenities**

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

### **Interior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Laminate Counters                                      |
| Appliances        | Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Full, Unfinished                                       |

### **Exterior**

|                   |                  |
|-------------------|------------------|
| Exterior Features | Rain Gutters     |
| Lot Description   | Back Yard, Treed |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding     |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | January 2nd, 2025 |
| Days on Market | 321               |
| Zoning         | R2                |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX BAUGHAN REALTY |
|----------------|-----------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.