

# \$167,000 - 902 7 Avenue, Wainwright

MLS® #A2225448

**\$167,000**

2 Bedroom, 1.00 Bathroom, 768 sqft

Residential on 0.16 Acres

Wainwright, Wainwright, Alberta

Charming Investment Opportunity â€” Tenant in Place!

This quaint two-bedroom home sits on a generously sized lot, offering both comfort and potential. Whether you're a first-time investor or expanding your portfolio, this property presents an excellent opportunity with a reliable renter already in place who wishes to stay. Enjoy the charm of a well-kept residence with cozy living spaces, ample outdoor room for future development or recreation, and the benefit of immediate rental income. Donâ€™t miss out on this smart, turnkey investment!

Built in 1949

## Essential Information

MLS® #	A2225448
Price	\$167,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	768
Acres	0.16
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information



Address	902 7 Avenue
Subdivision	Wainwright
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W1C8

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

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

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 28th, 2025
Days on Market	49
Zoning	R2

### **Listing Details**

Listing Office	ROYAL LEPAGE WRIGHT CHOICE REALTY
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