

1117 30 Street  
Wainwright, Alberta

MLS # A2246801

**\$879,900**

Division:	NONE		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,040 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.32 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Well maintained 4-plex in prime location. All four 1,040 Sq.Ft. units are currently occupied showing a good ROI. Each unit is tastefully finished and showcases 3 good sized bedrooms, 3 bathrooms, vinyl flooring through main level & carpet in basement & bedrooms. Open & bright floorplan offers plenty of living space over 3 levels. Homes are all equipped with central A/C & all appliances. Outside is a fully fenced yard with parking pad & large storage shed for each unit. List of current rents & expenses will be supplied upon request.