

# \$879,900 - 1117 30 Street, Wainwright

MLS® #A2246801

**\$879,900**

3 Bedroom, 3.00 Bathroom, 1,040 sqft

Residential on 0.32 Acres

NONE, Wainwright, Alberta

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.

Built in 2014

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2246801      |
| Price          | \$879,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,040         |
| Acres          | 0.32          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information



|             |                            |
|-------------|----------------------------|
| Address     | 1117 30 Street             |
| Subdivision | NONE                       |
| City        | Wainwright                 |
| County      | Wainwright No. 61, M.D. of |
| Province    | Alberta                    |
| Postal Code | T9W 0A9                    |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Open Floorplan                                          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | Central Air                                             |
| Has Basement      | Yes                                                     |
| Basement          | Finished, Full                                          |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Storage              |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt              |
| Construction      | Vinyl Siding         |
| Foundation        | Poured Concrete      |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 35               |
| Zoning         | R3               |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | COLDWELLBANKER HOMETOWN REALTY |
|----------------|--------------------------------|

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