

# \$219,900 - # 1, 2610 11 Avenue, Wainwright

MLS® #A2208895

**\$219,900**

3 Bedroom, 2.00 Bathroom, 771 sqft

Residential on 0.00 Acres

Wainwright, Wainwright, Alberta

Welcome to this meticulously maintained condo-style home, offering a low-maintenance lifestyle without compromising on comfort. This charming property features 3 well-sized bedrooms, with 2 located on the upper level and 1 on the lower level, ensuring ample space for family or guests.

The main floor boasts vaulted ceilings, creating an airy and spacious atmosphere in the bright living and dining areas. The functional U-shaped kitchen is equipped with off-white cabinetry, a convenient breakfast bar, and plenty of counter space, making meal preparation a breeze. Additionally, the main floor includes a 4-piece bathroom, and direct access to the single attached garage, enhancing everyday convenience.

The fully developed basement extends your living space with an additional bedroom, a 3-piece ensuite, and a large family room featuring a cozy gas fireplace – perfect for relaxing or entertaining.

This home is offered with all appliances included, along with central air conditioning, ensuring year-round comfort. Reasonable condo fees cover a portion of the town utilities, providing peace of mind and ease of living. Recent updates include new deck (2024). Ideally located near shopping, a playground, and scenic walking trails, this property presents an excellent opportunity for a starter



home, retirement retreat, or investment property. Don't miss out on this fantastic opportunity.

Built in 2007

### **Essential Information**

MLS® #	A2208895
Price	\$219,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	771
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### **Community Information**

Address	# 1, 2610 11 Avenue
Subdivision	Wainwright
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1W2

### **Amenities**

Amenities	None
Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, Laminate Counters, Open Floorplan, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Wired for Data
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	38
Zoning	R3

### **Listing Details**

Listing Office	RE/MAX BAUGHAN REALTY
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