

# \$209,900 - 3, 2614 11 Avenue, Wainwright

MLS® #A2189606

**\$209,900**

3 Bedroom, 3.00 Bathroom, 1,155 sqft

Residential on 0.05 Acres

Wainwright, Wainwright, Alberta

Welcome to Affordable Comfort and Convenience! This charming 3-bedroom home is the perfect place for your family to call home. Offering a combination of functional design and inviting living spaces, it's move-in ready and waiting for its new owners! As you step inside, you'll be greeted by a spacious, tiled entryway with a generously sized closet—ideal for coats, shoes, and all your storage needs. A convenient 2-piece powder room is also located on the main floor. The open-concept kitchen is a true highlight, featuring warm brown cabinetry, stylish new ceiling light fixtures, and some higher-end appliances including a Bosch refrigerator, dishwasher, and a newer LG microwave. The adjoining dining and living room area is perfect for entertaining or relaxing with family, and boasts patio door access to a 12' x 16' deck. Whether you're enjoying a sunny afternoon, hosting a BBQ, or simply unwinding, this semi-private outdoor space is ready for you to make the most of it. Plus, a large garden box is available for planting your favorite flowers or vegetables, adding even more charm to this inviting home. Step back inside on a hot day to enjoy the cool central air conditioning this unit has to offer! Upstairs, you'll find three bright, well-sized bedrooms, each offering ample natural light. The primary bathroom is equipped with a full tub and shower unit, a large vanity, and a tall linen closet with attached shelves for all your storage needs. The lower level is bright and



welcoming, partially finished with a large open rec room area and ensuite bathroom, offering potential for even more living space. Additionally, the large laundry/mechanical room provides plenty of room for all your laundry and storage needs. This home is available for immediate occupancy and ready for you to move in and make it your own!

Built in 2007

### **Essential Information**

MLS® #	A2189606
Price	\$209,900
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,155
Acres	0.05
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	3, 2614 11 Avenue
Subdivision	Wainwright
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1W2

### **Amenities**

Amenities	Parking
Parking Spaces	2
Parking	Alley Access, Parking Pad

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

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

## Additional Information

Date Listed	January 27th, 2025
Days on Market	110
Zoning	R3

## 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.