

# \$259,000 - 2834 11 Avenue, Wainwright

MLS® #A2197617

**\$259,000**

2 Bedroom, 3.00 Bathroom, 1,415 sqft  
Residential on 0.08 Acres

Wainwright, Wainwright, Alberta

Welcome to this beautifully designed 1,415 sq. ft. half duplex, perfectly blending style and functionality. As you step inside, you're greeted by a large and practical front entryway with a coat closet, offering an open view of the inviting main living space. The spacious living room boasts a large south-facing window, filling the space with natural light and seamlessly connecting to the open-concept kitchen. The kitchen is a chef's dream with ample counter space, plenty of cabinetry, a pantry, and a powered island for added convenience. The dining area, with another large window overlooking the backyard, provides the perfect space for family meals. At the rear of the main floor, you'll find a 2-piece bathroom, a convenient boot/coat closet, and a laundry area tucked away for easy access. The main floor is beautifully finished with hardwood flooring throughout. Heading upstairs, you'll discover two generously sized bedrooms, each featuring a walk-in closet, a private 4-piece ensuite, and large windows for even more natural light—an ideal setup for comfort and privacy. The unfinished basement offers endless potential, already equipped with bathroom rough-ins, drywall, electrical wiring, and two windows for brightness and versatility. Outside, the backyard is fully equipped with a garden shed, a unistone pad, and a concrete parking pad that fits two vehicles. Additional features include an aluminum railing and a back deck, perfect for enjoying the outdoors. Located



within walking distance to shopping, green spaces, and scenic walking trails, this home is a fantastic opportunity for anyone looking for modern living in a great location! Don't miss out on this exceptional property—schedule your viewing today and check out the 3D virtual tour!

Built in 2008

### Essential Information

MLS® #	A2197617
Price	\$259,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,415
Acres	0.08
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	2834 11 Avenue
Subdivision	Wainwright
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 0A9

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In

	Closet(s), Laminate Counters, Sump Pump(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Rain Gutters
Lot Description	Back Lane, Back Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	February 27th, 2025
Days on Market	14
Zoning	R2

## Listing Details

Listing Office RE/MAX BAUGHAN REALTY LTD.

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