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

MLS® #A2197617

## \$259,000

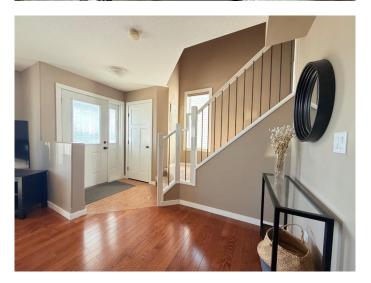
2 Bedroom, 3.00 Bathroom, 1,415 sqft Residential on 0.08 Acres

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'II 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'II discover two generously sized bedrooms, each featuring a walk-in closet, a private 4-piece ensuite, and large windows for even more natural lightâ€"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 propertyâ€"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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