

# **\$305,000 - 2828 11 Avenue, Wainwright**

MLS® #A2212955

**\$305,000**

4 Bedroom, 3.00 Bathroom, 1,977 sqft

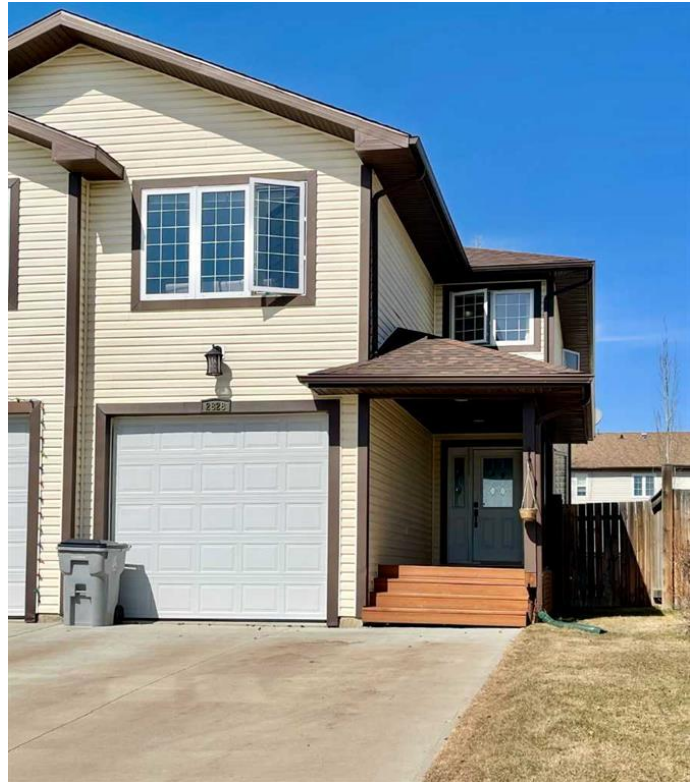
Residential on 0.07 Acres

Wainwright, Wainwright, Alberta

Looking for a great place to call home? This 2 storey home offers lots of space for everyone including a large bonus room. Walking up to the home you're greeted with a large covered front deck to relax on, boasting shade and protection from the snow and rain. Entering the home you will find a nice sized entrance with access to the attached garage followed by the living room that for this couple has been a great space for their gym. The open kitchen and dining area is perfect for entertaining, it has lots of counter space and storage including a walk in pantry. The main floor is finished off with a 2 pc bath. Upstairs you will be pleasantly surprised with the immense bonus room, great for those movie nights curled up in front of the fireplace, family game nights or just to wind down and relax. The master bedroom will fit your king bed and furniture plus boasts a walk-in closet with organizer and a 3 piece ensuite featuring a large tiled shower. Two additional spacious bedrooms, a 4 pc bath and laundry conveniently located for you complete this second floor.

Finishes have been started in the basement with framed walls and a roughed in bathroom. Put your finishing touches on it and gain an extra bedroom, 4th bathroom, family room and storage room. Let's not forget the back yard space that offers a fenced yard and sheltered deck from the prevailing winds and sun.

Located close to town's amenities with lots of parking either inside the heated garage or the



double driveway. This home also includes a Ring Security system that you can either have for self monitoring at no cost or professional monitoring for \$60/year. There is also a 10'x10' metal shed disassembled in the garage that will go with the property.

Built in 2008

### Essential Information

MLS® #	A2212955
Price	\$305,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,977
Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	2828 11 Avenue
Subdivision	Wainwright
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 0A9

### Amenities

Parking Spaces	5
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, Closet Organizers,
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	Laminate Counters, Pantry, S
Appliances	Dishwasher, Dryer, Garage Refrigerator, Stove(s), Washer
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished



## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Rectangular Lot, Lawn, Private
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 17th, 2025
Days on Market	61
Zoning	R2

## Listing Details

Listing Office	CENTURY 21 CONNECT REALTY
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