

\$299,000 - 2807 12 Avenue, Wainwright

MLS® #A2252884

\$299,000

3 Bedroom, 3.00 Bathroom, 1,522 sqft

Residential on 0.07 Acres

NONE, Wainwright, Alberta

This welcoming 3-bedroom half duplex combines style, comfort, and convenience. The main floor features hardwood and tile floors, a bright kitchen with island and pantry, and an open dining and living space filled with natural light. Upstairs youâ€™ll find three spacious bedrooms with rich hardwood flooring. The bathroom features a large soaking tub and separate shower. To add convenience and comfort, this home has Central Air conditioning and a central vacuum. The fully finished basement adds extra living space with a cozy family room and a modern electric fireplaceâ€”perfect for relaxing winter evenings. Outside, enjoy the back deck covered by a large gazebo, ideal for summer BBQs and entertaining.

Just a 3-minute walk to shopping, close to a new elementary school under construction, and surrounded by parks with enchanting walking paths, this home is move-in ready and waiting for you!

Built in 2011

Essential Information

MLS® #	A2252884
Price	\$299,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,522
Acres	0.07
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2807 12 Avenue
Subdivision	NONE
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W0A5

Amenities

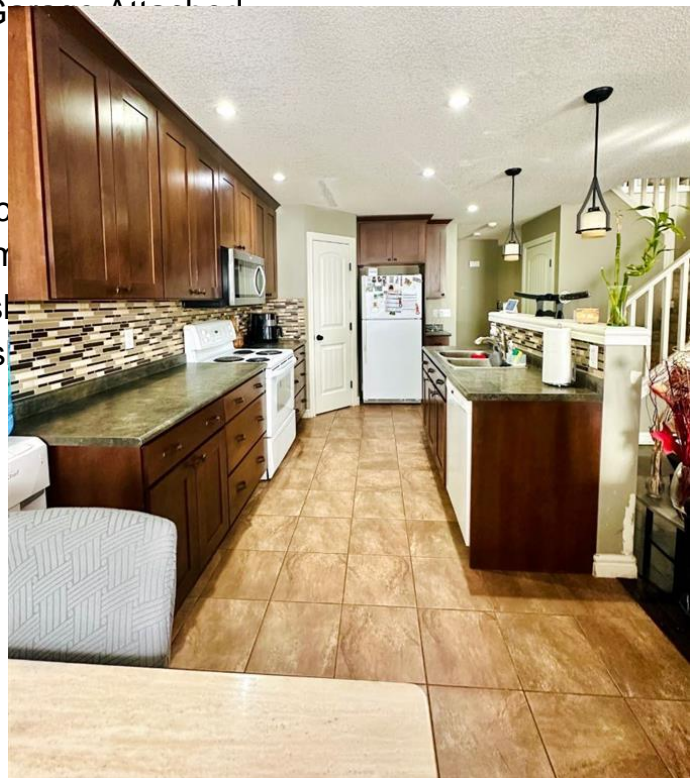
Parking Spaces	3
Parking	Concrete Driveway, Single Garage
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Walk-In Closet(s), Sump Pump
Appliances	Central Air Conditioner, Dishwasher, Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding



Foundation Poured Concrete

Additional Information

Date Listed August 30th, 2025
Days on Market 5
Zoning R3

Listing Details

Listing Office COLDWELLBANKER HOMETOWN REALTY

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