

# \$205,000 - 3, 2614 11 Avenue, Wainwright

MLS® #A2189606

**\$205,000**

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          | \$205,000     |
| 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 | 150                |
| Zoning         | R3                 |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX BAUGHAN REALTY |
|----------------|-----------------------|

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