

# \$219,900 - # 1, 2610 11 Avenue, Wainwright

MLS® #A2208895

**\$219,900**

3 Bedroom, 2.00 Bathroom, 771 sqft

Residential on 0.00 Acres

Wainwright, Wainwright, Alberta

Welcome to this meticulously maintained condo-style home, offering a low-maintenance lifestyle without compromising on comfort. This charming property features 3 well-sized bedrooms, with 2 located on the upper level and 1 on the lower level, ensuring ample space for family or guests.

The main floor boasts vaulted ceilings, creating an airy and spacious atmosphere in the bright living and dining areas. The functional U-shaped kitchen is equipped with off-white cabinetry, a convenient breakfast bar, and plenty of counter space, making meal preparation a breeze. Additionally, the main floor includes a 4-piece bathroom, and direct access to the single attached garage, enhancing everyday convenience.

The fully developed basement extends your living space with an additional bedroom, a 3-piece ensuite, and a large family room featuring a cozy gas fireplace – perfect for relaxing or entertaining.

This home is offered with all appliances included, along with central air conditioning, ensuring year-round comfort. Reasonable condo fees cover a portion of the town utilities, providing peace of mind and ease of living. Recent updates include new deck (2024). Ideally located near shopping, a playground, and scenic walking trails, this property presents an excellent opportunity for a starter



home, retirement retreat, or investment property. Don't miss out on this fantastic opportunity.

Built in 2007

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2208895      |
| Price          | \$219,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 771           |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | # 1, 2610 11 Avenue        |
| Subdivision | Wainwright                 |
| City        | Wainwright                 |
| County      | Wainwright No. 61, M.D. of |
| Province    | Alberta                    |
| Postal Code | T9W 1W2                    |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 3                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Laminate Counters, Open Floorplan, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Wired for Data |
| Appliances        | Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings  |

|                 |                |
|-----------------|----------------|
| Heating         | Forced Air     |
| Cooling         | Central Air    |
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Front Yard      |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 26              |
| Zoning         | R3              |

## Listing Details

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

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