

# \$209,900 - 403, 848 8 Avenue, Wainwright

MLS® #A2195459

## \$209,900

1 Bedroom, 1.00 Bathroom, 873 sqft

Residential on 0.00 Acres

Wainwright, Wainwright, Alberta

Are you ready to relax, enjoy life, and not worry about mowing lawn or shovelling snow? This 56+ adult condominium may be the property you need! This one-bedroom condo is on the top floor and features a large foyer, very nice kitchen with granite countertops, dining area & living room with access to balcony with built in storage unit, a den which could be used as a spare bedroom or office, 3 pc. bath (also with granite countertops), as well as a laundry/storage room. AND this is the only unit in the building that has a WALK-IN PANTRY! A west facing unit, you will enjoy sitting on your balcony and taking in beautiful sunsets. One heated underground parking stall is assigned to this unit, and there is additional parking outside. The common areas of this building include a large foyer, very large common room that includes dining and kitchen facilities for special events and family gatherings, an exercise room, security cameras, and secured entry to the building.

Built in 2002

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2195459  |
| Price          | \$209,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 873       |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2002          |
| Type       | Residential   |
| Sub-Type   | Apartment     |
| Style      | Low-Rise(1-4) |
| Status     | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 403, 848 8 Avenue          |
| Subdivision | Wainwright                 |
| City        | Wainwright                 |
| County      | Wainwright No. 61, M.D. of |
| Province    | Alberta                    |
| Postal Code | T9W 1V6                    |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Fitness Center, Parking, Party Room, Snow Removal           |
| Parking Spaces | 1  |
| Parking        | Assigned, Garage Door Opener, Heated Garage, Off Street, Stall, Enclosed |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Granite Counters, Open Floorplan, Pantry  |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Wall/Window Air Conditioner, Washer/Dryer, Window Coverings |
| Heating           | Baseboard, Hot Water  |
| Cooling           | Wall Unit(s)  |
| # of Stories      | 4   |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony, Storage       |
| Construction      | Concrete, Vinyl Siding |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 17th, 2025 |
| Days on Market | 60                  |
| Zoning         | R3                  |
| HOA Fees       | 416                 |
| HOA Fees Freq. | MON                 |

**Listing Details**

Listing Office                RE/MAX BAUGHAN REALTY LTD.

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