

# \$229,000 - #2, 2610 11 Avenue, Wainwright

MLS® #A2213060

**\$229,000**

3 Bedroom, 2.00 Bathroom, 890 sqft

Residential on 0.00 Acres

Wainwright, Wainwright, Alberta

Welcome to this beautifully updated 3-bed, 2-bath home, ideally located for uptown shopping, playtime at the park, and scenic strolls or bike riding on the trails. With its spacious layout, thoughtful upgrades, and a long list of modern features, this move-in ready home is everything you've been searching for! Start your day with the sun on your face as you enjoy your morning coffee on your front deck made with durable composite decking. Step inside the bright and welcoming entrance into a spacious living and dining area, complete with gleaming hardwood floors and generous closet space. Pull up a chair to the breakfast bar in your cozy kitchen with beautiful oak cabinetry, modern appliances, stylish backsplash, large pantry and large upgraded stainless steel sink and faucet. Also on the main floor you will find 2 bedrooms plus a 4 pc bathroom complete with gleaming 1 pc tub surround and new sink faucet. Downstairs privacy awaits you in the primary bedroom-this is your personal retreat with large closets featuring built-in organizers, new LVP flooring and a sleek 4 pc ensuite bathroom. The whole family will enjoy the extra large rec room with new gorgeous wood-tone luxury vinyl plank flooring, plus a bonus room—perfect for a home office, craft space, or extra storage. With laundry hookups on both floors, you have flexible and functional options. Every corner of this home has been freshly painted, professionally cleaned, with new shingles 2022, and new hot water tank in 2023, it's



move-in ready with nothing left to do but unpack and relax. This home also features central air conditioning, keeping you cool and comfortable on those hot summer nights. And for the garage loversâ€™thereâ€™s a single-car garage with plenty of built-in shelving for all your storage needs. This home has it allâ€™modern updates, a functional layout, and an unbeatable location. Schedule your showing today! This one won't last long!

Built in 2006

### Essential Information

MLS® #	A2213060
Price	\$229,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	890
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	#2, 2610 11 Avenue
Subdivision	Wainwright
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W1W2

### Amenities

Amenities	None
Parking Spaces	3
Parking	Alley Access, Concrete Driveway, Driveway, Single Garage Attached

# of Garages	1
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### Interior

Interior Features	Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	City Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 20th, 2025
Days on Market	3
Zoning	R3

### Listing Details

Listing Office	RE/MAX BAUGHAN REALTY LTD.
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