

# \$305,000 - 2822 11 Avenue Avenue, Wainwright

MLS® #A2220581

**\$305,000**

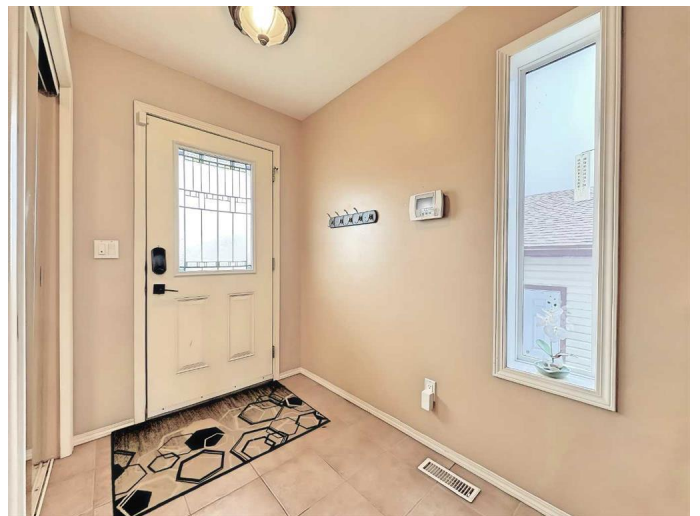
3 Bedroom, 4.00 Bathroom, 1,575 sqft

Residential on 0.07 Acres

NONE, Wainwright, Alberta

This beautifully designed 2-storey duplex offers the perfect blend of comfort, style, and functionality. Featuring central air conditioning and a single attached garage, this home is ideal for families or anyone seeking space and convenience. The main floor boasts an open-concept layout filled with natural light—perfect for entertaining. Enjoy gleaming hardwood floors, rich dark-stained wood cabinetry, a breakfast bar, and sleek black appliances in the kitchen, which flows seamlessly into the living and dining areas. A 2 pc powder room and a welcoming tiled front entry complete the main level.

Upstairs, you'll find an oversized primary suite complete with a large walk-in closet and a luxurious 4 pc ensuite featuring a beautifully tiled shower and double sinks. Two additional spacious bedrooms, a full 4 pc bathroom with tile surround, and a convenient laundry room complete the upper floor. The fully finished basement offers a generous family room, a 4pc bathroom, and the potential to add a fourth bedroom. Step outside to a fully fenced backyard with an expansive deck, accessible from the living room through garden door—perfect for outdoor gatherings. Some newer improvements include: newer window coverings on most windows on the main and second floor (2023) new hot water tank (2021) Located in one of Wainwright's newer neighborhoods, and walking distance to the new K-6 school that is currently under construction! this home is a fantastic



opportunity for families looking for space, comfort, and a move-in-ready property.

Built in 2008

### Essential Information

MLS® #	A2220581
Price	\$305,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,575
Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	2822 11 Avenue Avenue
Subdivision	NONE
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 0A9

### Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air

Has Basement	Yes
Basement	Finished, Full
<b>Exterior</b>	
Exterior Features	None
Lot Description	Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete



**Additional Information**

Date Listed	May 13th, 2025
Days on Market	6
Zoning	R2

**Listing Details**

Listing Office	RE/MAX BAUGHAN REALTY
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