

\$469,000 - 2709 11 Avenue, Wainwright

MLS® #A2202622

\$469,000

3 Bedroom, 3.00 Bathroom, 1,866 sqft

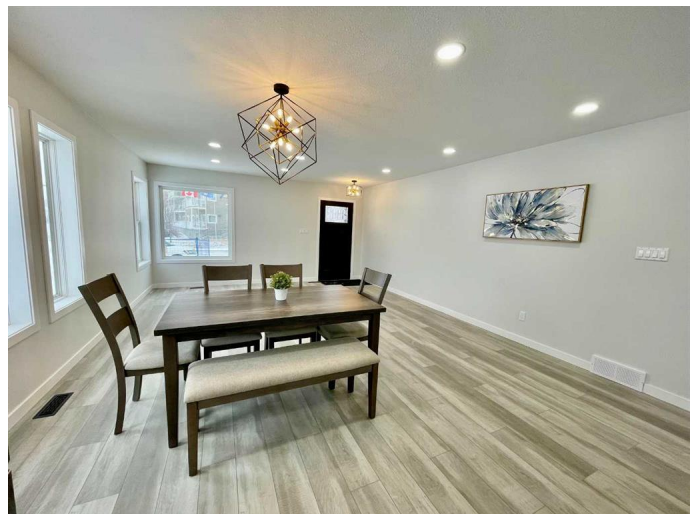
Residential on 0.13 Acres

Wainwright, Wainwright, Alberta

Check out this Newly built 2 Storey Home! Its sleek design and location is sure to impress. Featuring 3 bedrooms and 3 baths with the potential for more bedrooms downstairs. The open floor plan is perfect for entertaining with the stunning kitchen boasting quartz countertops, an island and lots of storage with the walk in pantry. Finishing this floor is a 2 pc bath and mudroom area off of the garage entrance. The wide staircase going to the 2nd floor opens up to a spacious family room with a view. Upstairs you will also find the master bedroom with a beautiful 3 pc en-suite and walk-in closet plus two additional bedrooms and a 4 pc bath. Enjoy the convenience of the 2nd floor laundry room, no more heading down two flights of stairs. The unfinished basement has a good sized utility/storage room, roughed in bathroom and a main area that could be a large family/games area or split up to add a bedroom or two. Nicely located on a corner lot with a large green space area and walking paths behind. It is close to shopping, restaurants and just a few blocks from the coming new Public Elementary School. The driveway will be completed by the seller and New Home warranty is also included. The seller is open to optional deck and basement finishing if desired. Don't miss out on this stunning home - Book your showing today!

Built in 2023

Essential Information



| | |
|----------------|-------------|
| MLS® # | A2202622 |
| Price | \$469,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,866 |
| Acres | 0.13 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 2709 11 Avenue |
| Subdivision | Wainwright |
| City | Wainwright |
| County | Wainwright No. 61, M.D. of |
| Province | Alberta |
| Postal Code | T9W 0A5 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island |
| Appliances | Dishwasher, Garage Control(s), Microwave Hood Fan |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|-------------------------------------|
| Exterior Features | None |
| Lot Description | Back Lane, Back Yard, Irregular Lot |
| Roof | Asphalt Shingle |

| | |
|--------------|------------|
| Construction | Wood Frame |
| Foundation | ICF Block |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 14th, 2025 |
| Days on Market | 42 |
| Zoning | R2 |

Listing Details

| | |
|----------------|---------------------------|
| Listing Office | CENTURY 21 CONNECT REALTY |
|----------------|---------------------------|

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