

# \$222,000 - 2608a 11 Avenue, Wainwright

MLS® #A2207336

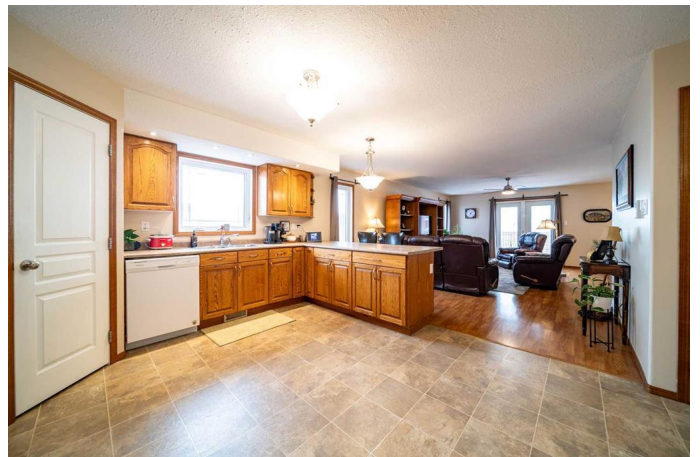
**\$222,000**

3 Bedroom, 2.00 Bathroom, 894 sqft

Residential on 0.05 Acres

Wainwright, Wainwright, Alberta

Welcome to the epitome of convenient and carefree living in this immaculately kept 3-bedroom townhouse! Nestled in a charming community, this residence is the perfect blend of comfort, style, and practicality. Step inside to discover a meticulously maintained interior that showcases the pride of ownership. The open-concept design seamlessly integrates the living, dining, and kitchen areas, creating a spacious and welcoming atmosphere. Natural light floods through well-placed windows, accentuating the warm tones of the decor. The kitchen, a focal point of the home, with all the appliances, ample cabinet space, and a breakfast bar that invites you to enjoy casual meals or entertain guests. The thoughtful layout ensures a seamless flow from one room to another, making daily living and hosting gatherings a joy. One of the standout features of this townhouse is its hassle-free living experience. With no yard work to worry about, you'll have more time to relax and enjoy the nearby amenities. Imagine weekends without the burden of mowing the lawn or pruning bushes. This home is ready to be enjoyed. New hot water tank installed in January 2025.



Built in 2007

## Essential Information

MLS® # A2207336

Price \$222,000

Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	894
Acres	0.05
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

### Community Information

Address	2608a 11 Avenue
Subdivision	Wainwright
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1W2

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	ICF Block

## **Additional Information**

Date Listed	March 31st, 2025
Days on Market	37
Zoning	R2

## **Listing Details**

Listing Office	CENTURY 21 CONNECT REALTY
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