

# \$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	45
Zoning	R3
HOA Fees	416
HOA Fees Freq.	MON

## Listing Details

Listing Office RE/MAX BAUGHAN REALTY LTD.

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.