

# \$336,000 - 2509 11 Avenue, Wainwright

MLS® #A2202260

**\$336,000**

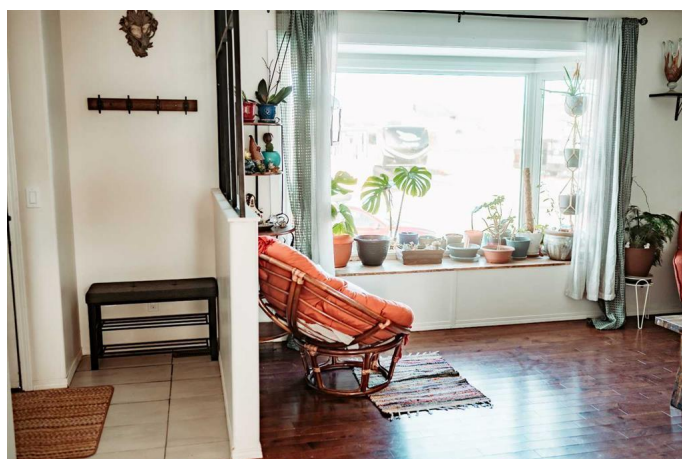
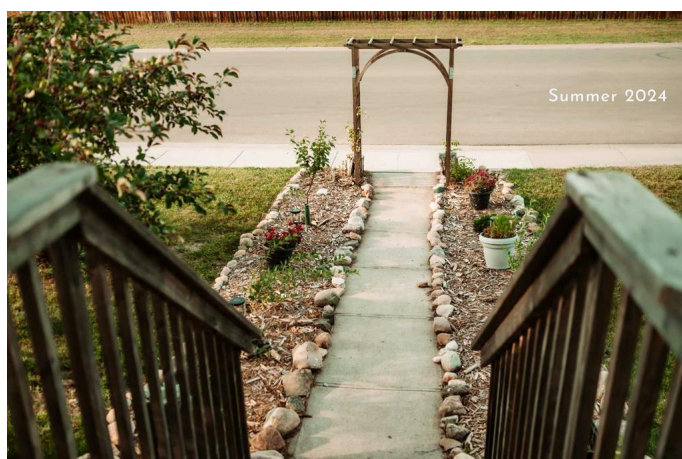
5 Bedroom, 3.00 Bathroom, 1,078 sqft

Residential on 0.16 Acres

NONE, Wainwright, Alberta

Close to playgrounds, walking trails, shopping and walking distance to a new K-6 school currently under construction. This home features beautiful hardwood floors, 5 bedrooms (3 up/2 down), 3 bathrooms, south facing modern and trendy kitchen complete with brand new dishwasher, fridge/stove/microwave & dining area with patio doors that lead you onto your deck perfect for barbequing. This home is light and bright with lovely splashes of color, cute and clever shelving opportunities and plenty of natural light beaming in through the windows. The fully finished basement is a great additional living space with a large family room, 2 additional bedrooms, 3pc. bathroom & laundry room with dryer & brand new washing machine. Rounding out this home is a double detached garage, central air-conditioning & a recently landscaped yard with the addition of a pond and many fruit trees such as apple, cherry, Saskatoon, double flowering plumb, decorative crab & more! Check it out today!

**\*INCENTIVE - 6 MONTHS OF PROPERTY TAX PRE-PAID\***



Built in 2005

## Essential Information

MLS® # A2202260

Price \$336,000

Bedrooms 5

Bathrooms	3.00
Full Baths	3
Square Footage	1,078
Acres	0.16
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2509 11 Avenue
Subdivision	NONE
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1W3

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Rectangular Lot, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

### Additional Information

Date Listed	March 13th, 2025
Days on Market	37
Zoning	R1

### **Listing Details**

Listing Office	COLDWELLBANKER HOMETOWN REALTY
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