

# \$293,000 - 2811 12 Avenue, Wainwright

MLS® #A2204516

**\$293,000**

3 Bedroom, 3.00 Bathroom, 1,518 sqft  
Residential on 0.07 Acres

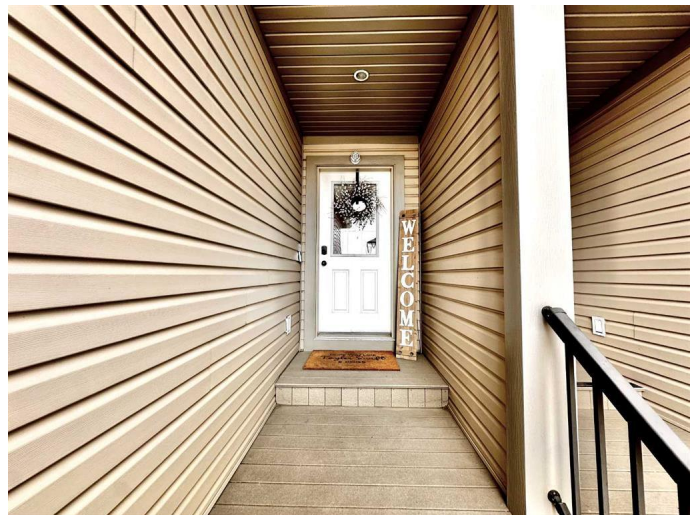
NONE, Wainwright, Alberta

Unique semi-detached 2-storey! Walk up to a maintenance free front porch providing great curb appeal. Main floor showcases Kitchen w/ ample cabinets, walk through pantry, living room & dining room offering direct access to your deck, ideal for BBQing, and 2pc. powder room off the attached heated garage. Upstairs you will find 3 bedrooms. Primary bedroom with grand double doors is plenty large for a king size bed & is complete with huge walk through closet into the 5pc bath w/soaker tub, 2nd floor laundry and a nook/computer area. Basement is complete with family room and additional 4pc bath. Additional features include: A/C, central-vac & water softener. Located on the east end of Wainwright, in desirable subdivision close to shopping amenities and walking trails!

Built in 2011

## Essential Information

MLS® #	A2204516
Price	\$293,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,518
Acres	0.07
Year Built	2011



Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	2811 12 Avenue
Subdivision	NONE
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	Central Vacuum, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	17
Zoning	R3

### **Listing Details**

Listing Office

COLDWELLBANKER HOMETOWN REALTY

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