

\$265,000 - 2809 12 Avenue, Wainwright

MLS® #A2101727

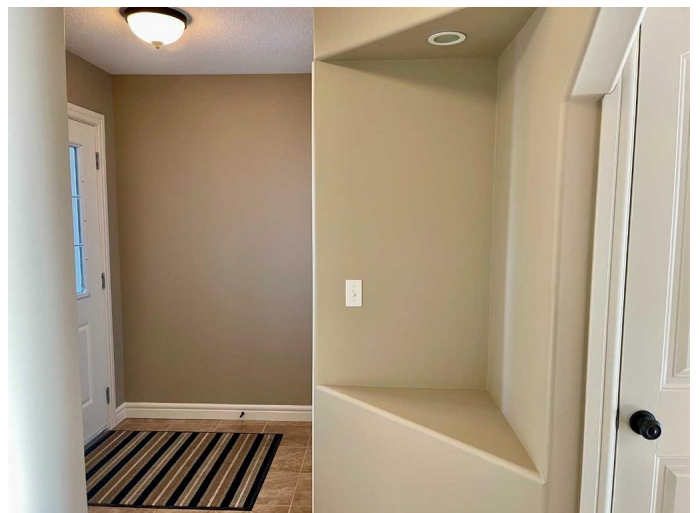
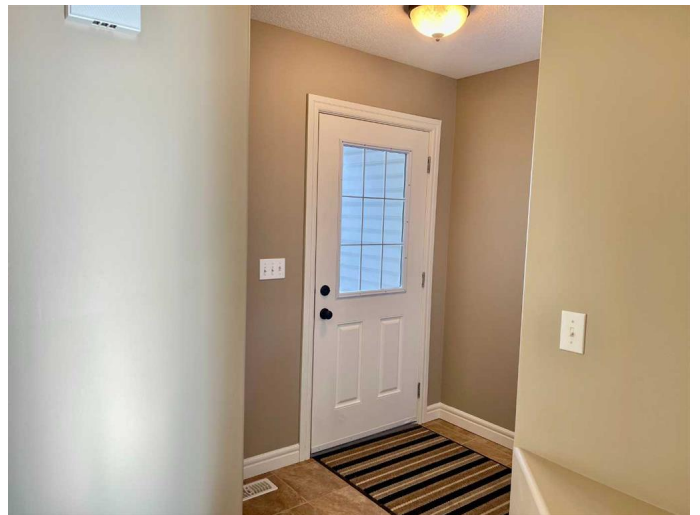
\$265,000

3 Bedroom, 3.00 Bathroom, 1,470 sqft

Residential on 0.07 Acres

Wainwright, Wainwright, Alberta

Extremely well maintained and move-in ready 3 bedroom home is sure to please. Space is not an issue with 1470 sq ft plus the basement. On the main floor you'll enjoy this open floor plan while entertaining. The kitchen features dark cabinets with like new stainless steel appliances. Convenience is key with this walk through pantry to the mud room and garage. Out the patio doors you'll find a nice large 20x12 deck with privacy sides, a fenced yard and a shed for your extra storage needs. This south facing backyard is sure to provide lots of sunshine inside and out. Back inside, on the second floor are your three bedrooms, conveniently located laundry and a beautiful 5 pc bath with jetted tub, two sinks and large walk in shower. The master bedroom features lots of space, a tray ceiling and a walk through closet to the bathroom. This floor also has an extra nook perfect for a reading area. The basement is sure to impress you and your guests with this well designed family room boasting two brick corner features, one with a gas fireplace and the other holding the surround sound equipment. This theatre room is the perfect oasis after those busy days. Your guests can call this family room home during their stay as there is also a 4 pc bath with heated floor located downstairs. As you walk through the house you will notice that it has been wired for a sound system, not something you find everyday! To complete this home is an attached heated single car garage and it is located close to walking paths,



shopping and parks. What more could you ask for, move in ready, great design, well maintained, lots of space and convenient location.

Built in 2011

Essential Information

MLS® #	A2101727
Price	\$265,000
Sold Price	\$245,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,470
Acres	0.07
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2809 12 Avenue
Subdivision	Wainwright
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 0A5

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Heated Garage, Insulated, Single Garage Attached

Interior

Interior Features	Ceiling Fan(s), Chandelier, Double Vanity, French Door, Pantry, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator,

	Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Rain Gutters
Lot Description	Back Lane, Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 15th, 2024
Date Sold	February 6th, 2024
Days on Market	22
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 CONNECT REALTY
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