

# \$254,900 - 2525 11 Ave, Wainwright

MLS® #A2134435

## \$254,900

3 Bedroom, 2.00 Bathroom, 1,132 sqft

Residential on 0.18 Acres

Wainwright, Wainwright, Alberta

Welcome to this charming home on a spacious corner lot! Located in a desirable neighborhood, it's just a short walk to playgrounds, parks with walking trails, and major shopping centers. The main floor features a well-appointed kitchen with a U-shaped counter and a separate dining area, perfect for family meals and entertaining. Upstairs, you'll find three bedrooms, a four-piece bathroom, a large living room, and a side entry that provides easy access to the backyard and front parking pad. The partially finished basement includes a full bathroom and a framed and drywalled bedroom, offering additional living space. The large backyard has an extra-wide swing gate, ideal for parking an RV on the gravel pad, with plenty of room for future plans such as building a garage. Don't miss the opportunity to make this house your home!

Built in 2005

## Essential Information

MLS® #	A2134435
Price	\$254,900
Sold Price	\$247,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,132
Acres	0.18



Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### **Community Information**

Address	2525 11 Ave
Subdivision	Wainwright
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1W2

### **Amenities**

Parking Spaces	1
Parking	Off Street, Parking Pad, RV Access/Parking

### **Interior**

Interior Features	Ceiling Fan(s), Laminate Counters
Appliances	Dishwasher, Electric Range, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Corner Lot, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

### **Additional Information**

Date Listed	May 23rd, 2024
Date Sold	August 14th, 2024
Days on Market	83
Zoning	RG

HOA Fees                    0.00

**Listing Details**

Listing Office                RE/MAX BAUGHAN REALTY LTD.

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