

# \$305,000 - 2822 11 Avenue Avenue, Wainwright

MLS® #A2220581

**\$305,000**

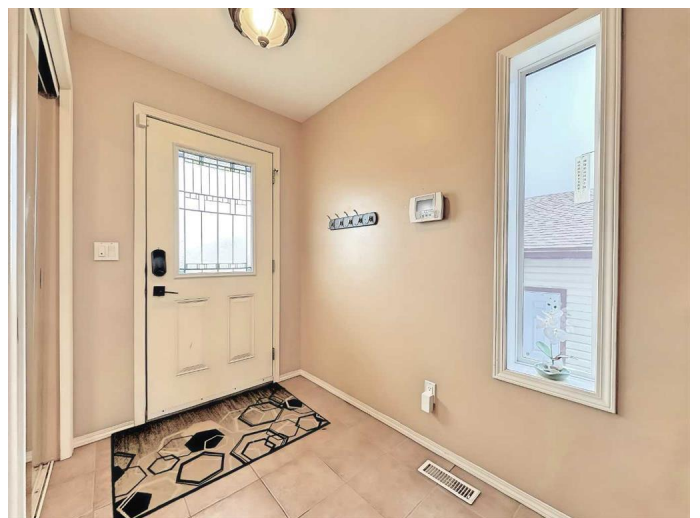
3 Bedroom, 4.00 Bathroom, 1,575 sqft

Residential on 0.07 Acres

NONE, Wainwright, Alberta

This beautifully designed 2-storey duplex offers the perfect blend of comfort, style, and functionality. Featuring central air conditioning and a single attached garage, this home is ideal for families or anyone seeking space and convenience. The main floor boasts an open-concept layout filled with natural light—perfect for entertaining. Enjoy gleaming hardwood floors, rich dark-stained wood cabinetry, a breakfast bar, and sleek black appliances in the kitchen, which flows seamlessly into the living and dining areas. A 2 pc powder room and a welcoming tiled front entry complete the main level.

Upstairs, you'll find an oversized primary suite complete with a large walk-in closet and a luxurious 4 pc ensuite featuring a beautifully tiled shower and double sinks. Two additional spacious bedrooms, a full 4 pc bathroom with tile surround, and a convenient laundry room complete the upper floor. The fully finished basement offers a generous family room, a 4pc bathroom, and the potential to add a fourth bedroom. Step outside to a fully fenced backyard with an expansive deck, accessible from the living room through garden door—perfect for outdoor gatherings. Some newer improvements include: newer window coverings on most windows on the main and second floor (2023) new hot water tank (2021) Located in one of Wainwright's newer neighborhoods, and walking distance to the new K-6 school that is currently under construction—this home is a fantastic



opportunity for families looking for space, comfort, and a move-in-ready property.

Built in 2008

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2220581               |
| Price          | \$305,000              |
| Sold Price     | \$299,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,575                  |
| Acres          | 0.07                   |
| Year Built     | 2008                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Sold                   |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 2822 11 Avenue Avenue      |
| Subdivision | NONE                       |
| City        | Wainwright                 |
| County      | Wainwright No. 61, M.D. of |
| Province    | Alberta                    |
| Postal Code | T9W 0A9                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | Central Air                                                                 |

|                   |                 |
|-------------------|-----------------|
| Has Basement      | Yes             |
| Basement          | Finished, Full  |
| <b>Exterior</b>   |                 |
| Exterior Features | None            |
| Lot Description   | Lawn            |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |



**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | May 13th, 2025  |
| Date Sold      | June 12th, 2025 |
| Days on Market | 30              |
| Zoning         | R2              |
| HOA Fees       | 0.00            |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX BAUGHAN REALTY |
|----------------|-----------------------|

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