

# \$449,000 - 2709 11 Avenue, Wainwright

MLS® #A2202622

**\$449,000**

3 Bedroom, 3.00 Bathroom, 1,866 sqft

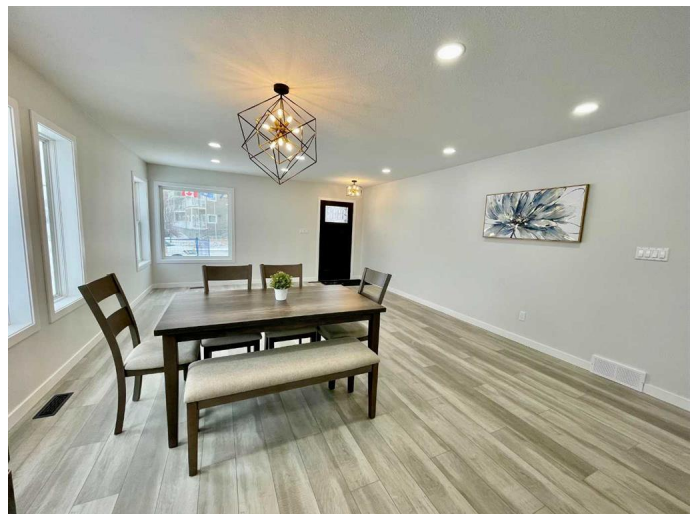
Residential on 0.13 Acres

Wainwright, Wainwright, Alberta

Check out this Newly built 2 Storey Home! Its sleek design and location is sure to impress. Featuring 3 bedrooms and 3 baths with the potential for more bedrooms downstairs. The open floor plan is perfect for entertaining with the stunning kitchen boasting quartz countertops, an island and lots of storage with the walk in pantry. Finishing this floor is a 2 pc bath and mudroom area off of the garage entrance. The wide staircase going to the 2nd floor opens up to a spacious family room with a view. Upstairs you will also find the master bedroom with a beautiful 3 pc en-suite and walk-in closet plus two additional bedrooms and a 4 pc bath. Enjoy the convenience of the 2nd floor laundry room, no more heading down two flights of stairs. The unfinished basement has a good sized utility/storage room, roughed in bathroom and a main area that could be a large family/games area or split up to add a bedroom or two. Nicely located on a corner lot with a large green space area and walking paths behind. It is close to shopping, restaurants and just a few blocks from the coming new Public Elementary School. The driveway will be completed by the seller and New Home warranty is also included. The seller is open to optional deck and basement finishing if desired. Don't miss out on this stunning home - Book your showing today!

Built in 2023

## Essential Information



MLS® #	A2202622
Price	\$449,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,866
Acres	0.13
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2709 11 Avenue
Subdivision	Wainwright
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	Kitchen Island
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	None
Lot Description	Back Yard, Back Lane, Irregular Lot
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	ICF Block

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	52
Zoning	R2

### **Listing Details**

Listing Office	CENTURY 21 CONNECT REALTY
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