



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2608B 11 Avenue
Wainwright, Alberta

MLS # A2289508



\$227,900

Division:	Wainwright		
Type:	Residential/Four Plex		
Style:	Attached-Side by Side, Bi-Level		
Size:	894 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	ICF Block	Utilities:	-
Features:	Kitchen Island, Laminate Counters		

Inclusions: N/A

Step inside to discover a meticulously maintained interior that showcases the pride of ownership. The open-concept design seamlessly integrates the living, dining, and kitchen areas, creating a spacious and welcoming atmosphere. Natural light floods through well-placed windows, accentuating the warm tones of the decor. The kitchen, a focal point of the home, with all the appliances, ample cabinet space, and a breakfast bar that invites you to enjoy casual meals or entertain guests. The thoughtful layout ensures a seamless flow from one room to another, making daily living and hosting gatherings a joy. One of the standout features of this townhouse is its hassle-free living experience. With no yard work to worry about, you'll have more time to relax and enjoy the nearby amenities. Imagine weekends without the burden of mowing the lawn or pruning bushes. This home is ready to be enjoyed.