



**2719 11 Avenue
Wainwright, Alberta**

MLS # A2296765



\$489,900

Division:	Wainwright		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,508 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Lawn		

Heating:	High Efficiency, In Floor, Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1B
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Garage Refrigerator

Welcome to this beautifully maintained modified bi-level home offering over 1,500 sq ft of thoughtfully designed living space in a highly desirable location. Built in 2014, this home blends modern finishes with a functional layout that's perfect for families and entertaining. Step inside to a spacious foyer that leads into an open-concept main level highlighted by vaulted ceilings and abundant natural light. The kitchen is truly the heart of the home, featuring rich cabinetry, quartz countertops, soft-close drawers, and a large island ideal for meal prep and gathering with guests. The adjoining dining area flows seamlessly onto the covered deck, creating the perfect indoor-outdoor space for summer evenings and year-round enjoyment. The sunken living room offers a cozy retreat complete with a gas fireplace, while the upper-level primary suite provides a private escape with a walk-in closet and a well-appointed ensuite featuring a soaker tub, separate shower, and double vanity. Two additional bedrooms and a full bathroom complete the main floor. The fully finished basement expands your living space with a large family room, two more bedrooms, a full bathroom, laundry area, and plenty of storage—ideal for growing families or guests. Enjoy added comfort with in-floor heating in the basement, along with central air conditioning to keep the home comfortable year-round. The double attached garage is heated with its own furnace, making it a functional space for parking, storage, or working year-round. Outside, enjoy a fully fenced yard, concrete driveway, and a fantastic location backing onto green space with walking trails, offering both privacy and direct access to outdoor recreation. Situated close to shopping and everyday amenities, this property delivers the perfect balance of comfort, convenience, and lifestyle. This is a move-in ready home that

checks all the boxes—modern design, functional layout, and an unbeatable location.