



1, 2602 11 Avenue
Wainwright, Alberta

MLS # A2297161



\$219,000

Division:	Wainwright		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,248 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Parking Pad		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 135
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Laminate Counters, Open Floorplan, Sump Pump(s), Vinyl Windows		

Inclusions: N/A

Welcome to the perfect blend of comfort, convenience, and affordability! This well-maintained 2-storey, 3-bedroom corner-unit townhouse is ideally located just steps from shopping, playgrounds, walking trails, and a brand-new K–6 school currently under construction down the street. The functional main floor layout offers a well-appointed kitchen, a bright dining area, a convenient 2-piece powder room, and a warm, inviting living room—perfect for everyday living or entertaining. Patio doors lead to the rear deck, an ideal spot for morning coffee or summer BBQs. Upstairs, you’ll find three comfortable bedrooms and a full 4-piece bathroom, providing plenty of space for family, guests, or a home office. The basement features a separate laundry area and a large open space ready to become whatever your family needs most—playroom, rec room, home gym, or extra storage. Whether you’re a first-time buyer, downsizing, or seeking an investment opportunity, this property offers exceptional value in a desirable location. Come see where your next chapter begins—check out the 3D virtual tour and book your showing today!