



2829 12 avenue
Wainwright, Alberta

MLS # A2301382



\$219,900

Division:	Wainwright		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,187 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: n/a

Welcome to this well-maintained 1,184 sq. ft. two-storey townhouse located in a quiet, desirable neighborhood close to shopping, schools, and all essential amenities. Offering a functional and versatile layout, this home is ideal for first-time buyers, families, or investors. The main floor features a bright kitchen with ample cabinetry and storage, open to the dining area and cozy living room—perfect for everyday living and entertaining. A convenient 2-piece bathroom completes the main level. Upstairs offers two spacious bedrooms plus a flexible third room suitable as a small bedroom, home office, or den, along with a full 4-piece bathroom. The unfinished basement allows for great potential for in whatever space you desire. Enjoy the fenced backyard with patio access directly from the kitchen, perfect for outdoor relaxation. A single attached garage with concrete driveway provides added convenience. Move-in ready and offering excellent value—don't miss this opportunity!