

# \$344,900 - 1845 11 Avenue, Wainwright

MLS® #A2203880

**\$344,900**

4 Bedroom, 3.00 Bathroom, 1,066 sqft  
Residential on 0.18 Acres

Wainwright, Wainwright, Alberta

Welcome to your next home! This beautiful 4-bedroom, 3-bathroom residence offers the perfect blend of comfort, functionality, and location. Thoughtfully designed with three bedrooms on the upper level and one additional bedroom downstairs, this home is ideal for families of all sizes. Step inside to find stunning hardwood flooring throughout the main living areas, complemented by central air to keep you comfortable year-round. The heart of the home—a generously sized kitchen—offers plenty of space for cooking and entertaining, with easy access to a large deck that's perfect for summer barbecues or relaxing evenings under the stars. The fully finished basement includes a spacious living area, an additional bathroom, and a central vacuum system for added convenience. Whether you're hosting guests or creating a cozy retreat, the basement provides versatile space to suit your needs. Outside, the property boasts a spacious, fully fenced yard—perfect for kids, pets, or outdoor gatherings. An attached heated two-car garage ensures comfort and convenience during the colder months. Located close to parks, walking trails, and all essential amenities, this home combines suburban tranquility with easy access to everything you need. Don't miss the opportunity to make this beautifully maintained property your forever home!

Built in 1995



## Essential Information

MLS® #	A2203880
Price	\$344,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,066
Acres	0.18
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	1845 11 Avenue
Subdivision	Wainwright
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1N3

## Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Heated Garage
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Laminate Counters, Pantry
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle

Construction	Stucco, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	March 24th, 2025
Days on Market	64
Zoning	RG

### **Listing Details**

Listing Office	CENTURY 21 CONNECT REALTY
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