

# \$245,000 - 201, 2609 11 Avenue, Wainwright

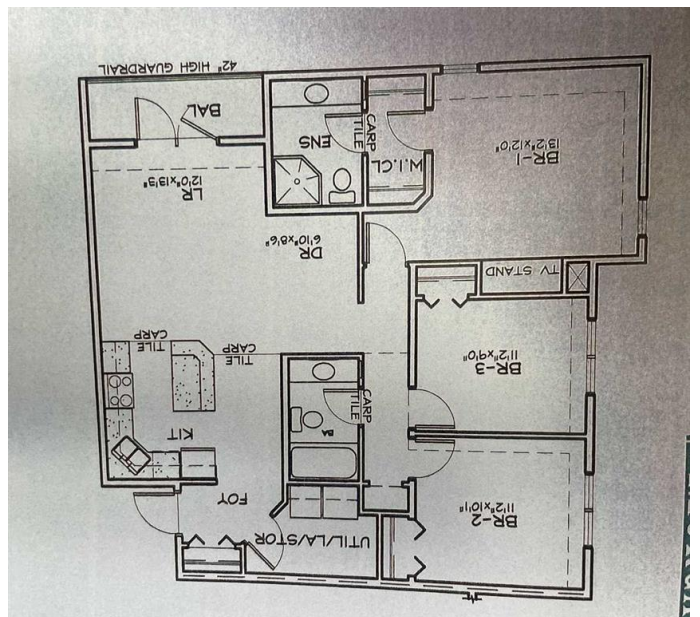
MLS® #A2208547

## \$245,000

3 Bedroom, 2.00 Bathroom, 1,085 sqft  
Residential on 0.00 Acres

Wainwright, Wainwright, Alberta

Convenience and Comfort at Morgan Place Condos! If you're looking for a spacious, low-maintenance home in a prime location, look no further than this stunning three-bedroom apartment-style condo in the sought-after Morgan Place Condos. Built in 2009, this well-designed unit offers the perfect blend of modern living and everyday convenience. One of the standout features of this condo is its generous layout, offering three nicely sized bedrooms and two bathrooms. Whether you need extra space for a growing family, a home office, or a guest room, this condo has you covered. The open-concept kitchen, dining, and living area create a warm and inviting space, perfect for entertaining or relaxing after a long day. Storage is never an issue, thanks to the dedicated laundry room that also doubles as a storage area. You'll have plenty of space to keep your belongings organized while enjoying the convenience of in-suite laundry. Say goodbye to yard work! This maintenance-free lifestyle allows you to focus on what truly matters while enjoying the perks of condo living. One of the biggest bonuses of this unit is the heated underground parking—no more scraping ice off your car in the winter or worrying about parking spots. Located close to all amenities, you'll have everything you need just minutes away, including shopping, restaurants, schools, parks and walking trails. Don't miss this fantastic opportunity to own a beautiful condo in a prime location. Contact us today to schedule a



viewing and see for yourself why Morgan Place Condos is the perfect place to call home!

Built in 2009

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2208547          |
| Price          | \$245,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,085             |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 201, 2609 11 Avenue        |
| Subdivision | Wainwright                 |
| City        | Wainwright                 |
| County      | Wainwright No. 61, M.D. of |
| Province    | Alberta                    |
| Postal Code | T9W 0A3                    |

### **Amenities**

|                |                             |
|----------------|-----------------------------|
| Amenities      | Elevator(s), Parking, Trash |
| Parking Spaces | 1                           |
| Parking        | Off Street, Underground     |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Laminate Counters                                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None  |
| # of Stories      | 4   |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | None                 |
| Roof              | Asphalt Shingle      |
| Construction      | Masonite, Wood Frame |
| Foundation        | Poured Concrete      |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 109              |
| Zoning         | R3               |

### Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | CENTURY 21 CONNECT REALTY |
|----------------|---------------------------|

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