

\$362,500 - 2505 11 Avenue, Wainwright

MLS® #A2218164

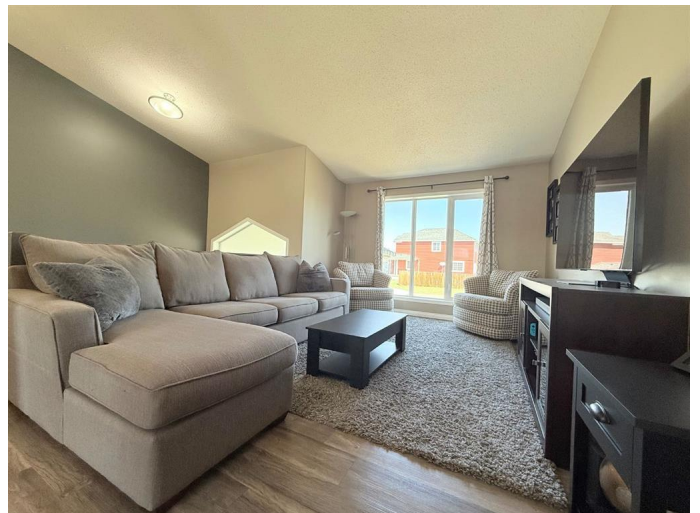
\$362,500

4 Bedroom, 3.00 Bathroom, 1,016 sqft

Residential on 0.16 Acres

Wainwright, Wainwright, Alberta

Welcome to this spacious and updated bi-level home, ideally located just steps away from shopping, walking trails, and beautiful parks! As you step inside, youâ€™re greeted by a large entry porch that leads you up into a bright and open main floor. The spacious living room features a large front window that fills the space with natural light and flows seamlessly into the dining area, which offers direct access to the back deckâ€”perfect for summer BBQs and entertaining. Just off the dining room, the kitchen boasts an island, stainless steel appliances, and excellent flow for everyday living. Down the hall, you'll find a 4-piece bathroom and two generous spare bedrooms. The primary bedroom offers plenty of space, a walk-in closet, and a private 3-piece ensuite for added convenience. The fully renovated basement has been thoughtfully updated with new carpet, doors, trim, and fresh paint throughout. It features an expansive rec roomâ€”ideal for hosting or relaxingâ€”as well as an extra-large fourth bedroom, a flexible den or workout room, and an additional 3-piece bathroom. New appliances include a washer, dryer, and dishwasher. Step outside and you'll find a backyard thatâ€™s been completely refreshed and ready to enjoy. The newly hydroseeded lawn provides a lush space for play or relaxation, while fresh concrete work creates a defined patio areaâ€”ideal for summer lounging or outdoor dining. A new section of fencing adds privacy, and a cozy firepit area sets the scene for



evenings with friends and family. A garden shed offers convenient storage for tools and seasonal items. To top it all off, the property features a brand new oversized garage, built in 2024, with high ceilings and ample space for storage or a workshop. There's also additional gravel parking off the back lane, offering practical access and flexibility. Donâ€™t miss the 3D virtual tour to experience everything this beautiful home has to offer!

Built in 2005

Essential Information

MLS® #	A2218164
Price	\$362,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,016
Acres	0.16
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	2505 11 Avenue
Subdivision	Wainwright
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1W3

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

Additional Information

Date Listed	May 5th, 2025
Days on Market	58
Zoning	R1

Listing Details

Listing Office	RE/MAX BAUGHAN REALTY
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.