

# \$362,500 - 2505 11 Avenue, Wainwright

MLS® #A2218164

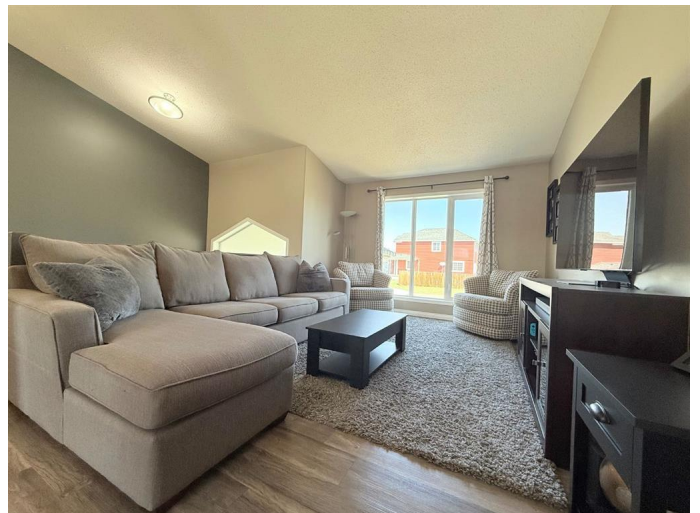
**\$362,500**

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	50
Zoning	R1

## Listing Details

Listing Office	RE/MAX BAUGHAN REALTY
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