

# \$487,500 - 2817 11 Avenue, Wainwright

MLS® #A2232357

**\$487,500**

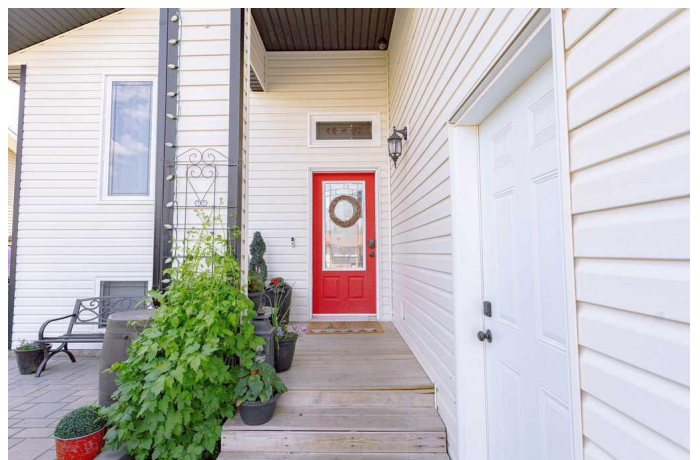
4 Bedroom, 3.00 Bathroom, 1,269 sqft

Residential on 0.19 Acres

NONE, Wainwright, Alberta

Welcome to this beautifully maintained modified bi-level, perfectly located backing onto scenic walking trails and peaceful green space! Built in 2013, this home offers 1,269 sq ft of thoughtfully designed living space, featuring 4 bedrooms and a layout ideal for families, entertainers, and outdoor enthusiasts alike. Step inside to discover vaulted ceilings and a bright, open-concept main floor that seamlessly connects the living, dining, and kitchen areas. The modern kitchen is a standout, complete with updated countertops, sleek cabinetry, a large central island, and stylish lighting. The private primary suite is located above the garage and features a full 4-piece ensuite and walk-in closet—your own peaceful retreat. The fully finished basement, constructed with energy-efficient ICF block, offers additional living space and flexibility, perfect for a family room, home gym, or guest area. Enjoy the outdoors in your fully fenced oversized 8,318 Sq. Ft. backyard with direct access to walking trails and green space. A spacious 10'x20' deck provides the perfect setting for relaxing or entertaining. Additional features include a heated 24'x24' garage, central A/C, and smart, functional design throughout. This home truly has it all—location, layout, and lifestyle. Don't miss your opportunity—book your showing today! Stay tuned for more photos coming soon!

Built in 2013



## Essential Information

MLS® #	A2232357
Price	\$487,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,269
Acres	0.19
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

## Community Information

Address	2817 11 Avenue
Subdivision	NONE
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 0A5

## Amenities

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

## Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Pa Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	ICF Block



**Additional Information**

Date Listed	June 17th, 2025
Days on Market	2
Zoning	R2

**Listing Details**

Listing Office	COLDWELLBANKER HOMETC
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.