

**401, 2609 11 Avenue  
Wainwright, Alberta**

**MLS # A2283897**



**\$245,000**

**Division:** NONE

**Type:** Residential/Low Rise (2-4 stories)

**Style:** Apartment-Single Level Unit

**Size:** 1,258 sq.ft. **Age:** 2008 (18 yrs old)

**Beds:** 3 **Baths:** 2

**Garage:** Parkade, Stall

**Lot Size:** -

**Lot Feat:** -

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 814
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, Elevator, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

This top floor, top notch apartment with a view of the greenspace and playground proudly boasts 3 bedrooms, 2 bathrooms, heated attached storage, underground parking, additional pantry space and the greatest square footage in the building. The home has its own laundry room, so no need to save your coins to wash your knickers. There is beautiful laminate wood flooring throughout, except for in the bathrooms, which are outfitted with the softness and warmth of linoleum. The kitchen comes complete with all of the appliances, ample storage and additional seating opportunities at the peninsula. The open concept kitchen/living/dining area features glass patio doors to access the balcony where you will find the park view and hear the sounds of children playing as well as welcome plenty of sunshine into the living space. No need to worry about the sun increasing the temperature indoors during the summer months when there is air conditioning throughout the entire apartment. The main bathroom houses a large tub/shower combination and coordinating cabinets to the kitchen while the ensuite hosts a corner shower and double vanity, also matching the kitchen millwork. To enter the ensuite you will pass through the primary bedroom's spacious walk-in closet. The primary bedroom has a window on both the south and west walls offering all day natural light and each additional bedroom has a large west facing window. With the parking garage, elevator, security cameras and on-site (also wonderful) building managers - your worries will be few. If you have never considered life in a condo before, consider this: with the ever-changing costs of living, condo living offers a consistent condo fee that covers all of your building maintenance and repairs, water, sewer and gas utilities, garbage collection as well as internet and cable. For a steady monthly expense, you will

experience all of the joys of owning your home and minimal worries and uncertainties.