

# \$289,000 - 2807 12 Avenue, Wainwright

MLS® #A2252884

**\$289,000**

3 Bedroom, 3.00 Bathroom, 1,522 sqft  
Residential on 0.07 Acres

NONE, Wainwright, Alberta

This welcoming 3-bedroom half duplex combines style, comfort, and convenience. The main floor features hardwood and tile floors, a bright kitchen with island and pantry, and an open dining and living space filled with natural light. Upstairs youâ€™ll find three spacious bedrooms with rich hardwood flooring. The bathroom features a large soaking tub and separate shower. To add convenience and comfort, this home has Central Air conditioning and a central vacuum. The fully finished basement adds extra living space with a cozy family room and a modern electric fireplaceâ€”perfect for relaxing winter evenings. Outside, enjoy the back deck covered by a large gazebo, ideal for summer BBQs and entertaining. Just a 3-minute walk to shopping, close to a new elementary school under construction, and surrounded by parks with enchanting walking paths, this home is move-in ready and waiting for you!

Built in 2011

## Essential Information

MLS® #	A2252884
Price	\$289,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,522
Acres	0.07
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	2807 12 Avenue
Subdivision	NONE
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W0A5

### **Amenities**

Parking Spaces	3
Parking	Concrete Driveway, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Jetted Tub, Kitchen Island, Pantry, Sump Pump(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      August 30th, 2025

Days on Market                29

Zoning                             R3

**Listing Details**

Listing Office                    COLDWELLBANKER HOMETCO



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