

# \$235,000 - 312, 2609 11 Avenue, Wainwright

MLS® #A2208521

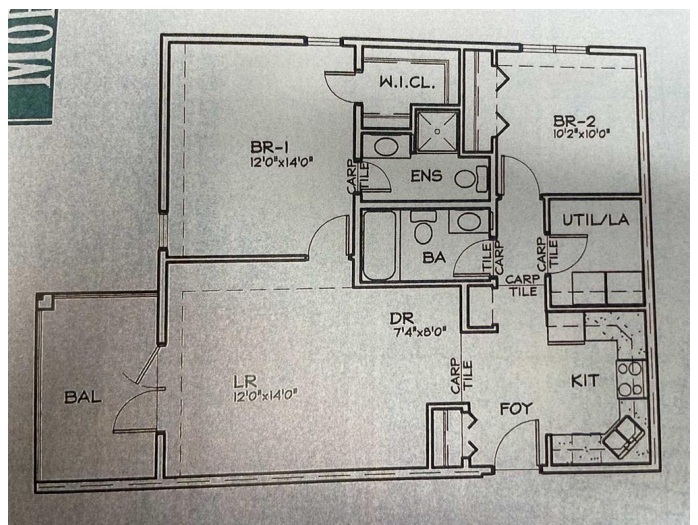
## \$235,000

2 Bedroom, 2.00 Bathroom, 904 sqft

Residential on 0.00 Acres

Wainwright, Wainwright, Alberta

Convenience and Comfort at Morgan Place Condos! If you're looking for a spacious, low-maintenance home in a prime location, look no further than this stunning two-bedroom apartment-style condo in the sought-after Morgan Place Condos. Built in 2009, this well-designed unit offers the perfect blend of modern living and everyday convenience. One of the standout features of this condo is its generous layout, offering two nicely sized bedrooms and a 4-piece bathroom. Whether you need extra space for a growing family, a home office, or a guest room, this condo has you covered. The open-concept kitchen, dining, and living area create a warm and inviting space, perfect for entertaining or relaxing after a long day. Storage is never an issue, thanks to the dedicated laundry room that also doubles as a storage area. You'll have plenty of space to keep your belongings organized while enjoying the convenience of in-suite laundry. Say goodbye to yard work! This maintenance-free lifestyle allows you to focus on what truly matters while enjoying the perks of condo living. One of the biggest bonuses of this unit is the heated underground parking—no more scraping ice off your car in the winter or worrying about parking spots. Located close to all amenities, you'll have everything you need just minutes away, including shopping, restaurants, schools, parks, and walking trails. Don't miss this fantastic opportunity to own a beautiful condo in a prime location. Contact us today to



schedule a viewing and see for yourself why Morgan Place Condos is the perfect place to call home!

Built in 2008

### **Essential Information**

MLS® #	A2208521
Price	\$235,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	904
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	312, 2609 11 Avenue
Subdivision	Wainwright
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 0A3

### **Amenities**

Amenities	Elevator(s), Parking, Trash
Parking Spaces	1
Parking	Assigned, Underground
# of Garages	1

### **Interior**

Interior Features	Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None

# of Stories            4

## **Exterior**

Exterior Features    Balcony  
Roof                    Asphalt Shingle  
Construction        Masonite, Wood Frame

## **Additional Information**

Date Listed            April 11th, 2025  
Days on Market      101  
Zoning                 R3

## **Listing Details**

Listing Office        CENTURY 21 CONNECT REALTY

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