

\$272,500 - #309, 848 4 Avenue, Wainwright

MLS® #A2169927

\$272,500

2 Bedroom, 2.00 Bathroom, 1,111 sqft

Residential on 0.00 Acres

Wainwright, Wainwright, Alberta

Are you ready to enjoy life without the endless worries of snow shoveling, lawn mowing, home repair and yard maintenance? Well then step right up....this one checks a ton of boxes for you! Centre Pointe Place is well maintained adult living (56+) oasis located a block from downtown and just a short stroll to the hospital, arena's, swimming pool, tennis courts, and ball diamonds. You'll notice the "pride in ownership" the moment you walk through the manicured grounds and into the welcoming entrance featuring access to a Fitness Centre and Recreation Room that can be used for card games, large groups and/or those special dinners. Access to the underground parking, wood working room and/or stairwell is through the back or you can take the handy elevator up to level 3 where this 2 bedroom/2 bath unit is located. Upon entering, you'll be welcomed with an open concept kitchen/living room c/w patio door access to the beautiful 3rd floor view of the grounds and morning sunrise! Stroll right from the entrance and you'll pass the laundry room and into the spacious primary bedroom with walk-in closet, separate balcony access for the morning java and a generous 3 pc. ensuite. The opposite side of this unit sports the 4 pc. main bath and a 2nd bedroom c/w it's own walk-in closet! Aside from the beautiful balcony view, there is an extra (cold) storage unit there for those "don't need 'em till next season" items! There is a monthly condo fee (darn!!), BUT the value is SUBSTANTIAL



compared to home ownership, providing:
Building insurance against fire and liability,
Common Area Maintenance for Fitness centre,
Rec. room, hallways, Elevator, stairwells,
parkade, Wood working room, grass and yard
maintenance, snow removal, garbage removal,
fire alarm and sprinklers, suite dryer vent
cleaning, systems inspections, utilities
including: water, gas, & sewer, Reserve fund
for repairs, and basic Shaw cable tv.
(WHEW!) Some of the most recent major bldg
maintenance updates include: New shingles
('23), Fire sprinkler upgrades ('23), Elevator
upgrade ('24), Auto door opening buttons ('18),
Security camera's ('17), New LED lighting ('17)
and the list goes on! Sounds like an awesome
place to live! Check out the virtual tour and
book your showing today with your favourite
realtor! (NOTE: As per condominium plan -
Exterior measurement is 1162.5 sq. ft.)

Built in 2002

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2169927 |
| Price | \$272,500 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,111 |
| Acres | 0.00 |
| Year Built | 2002 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Low-Rise(1-4) |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | #309, 848 4 Avenue |
| Subdivision | Wainwright |
| City | Wainwright |

| | |
|-------------|----------------------------|
| County | Wainwright No. 61, M.D. of |
| Province | Alberta |
| Postal Code | T9W 1V6 |

Amenities

| | |
|----------------|---|
| Amenities | Elevator(s), Fitness Center, Recreation Room, Secured Parking, Snow Removal, Storage, Trash |
| Parking Spaces | 1 |
| Parking | Assigned, Enclosed, Garage Door Opener, Heated Garage, Off Street, Stall, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Ceiling Fan(s), Closet Organizers, Open Floorplan, Recreation Facilities, Storage, Walk-In Closet(s) |
| Appliances | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Wall/Window Air Conditioner, Washer/Dryer Stacked |
| Heating | Baseboard, Hot Water |
| Cooling | Wall/Window Unit(s) |
| # of Stories | 4 |

Exterior

| | |
|-------------------|------------------|
| Exterior Features | Balcony, Storage |
| Construction | Concrete |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | October 2nd, 2024 |
| Days on Market | 200 |
| Zoning | R3 |
| HOA Fees | 524 |
| HOA Fees Freq. | MON |

Listing Details

| | |
|----------------|-----------------------------------|
| Listing Office | ROYAL LEPAGE WRIGHT CHOICE REALTY |
|----------------|-----------------------------------|

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