



GRASSROOTS
REALTY GROUP

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309, 848 4 Avenue
Wainwright, Alberta

MLS # A2322670



\$279,000

Division:	Wainwright		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,111 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Garage Door Opener, Heated Garage, Off Street, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 485
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters		

Inclusions: N/A

Welcome to this well-maintained 55+ adult living condominium offering comfort, convenience, and a wonderful community atmosphere. This spacious 2-bedroom, 2-bathroom unit provides an excellent layout for everyday living and entertaining. The bright and inviting home features a balcony with storage, perfect for enjoying your morning coffee or relaxing outdoors. The unit also includes one assigned parking stall in the heated underground garage, ensuring comfort year-round. Monthly condo fees of \$484.65 cover the benefits of low-maintenance living, allowing you more time to enjoy the lifestyle this desirable adult community has to offer. Don't miss this opportunity to own a spacious and comfortable home in a sought-after 55+ condominium development.