

# \$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	198
Zoning	R3
HOA Fees	524
HOA Fees Freq.	MON

### Listing Details

Listing Office	ROYAL LEPAGE WRIGHT CHOICE REALTY
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