

403, 2609 11 Avenue  
Wainwright, Alberta

MLS # A2208492



## \$165,000

<b>Division:</b>	Wainwright		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	614 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 413
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Masonite, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** N/A

Modern Comfort & Convenience at Morgan Place Condos! Enjoy the perfect combination of modern comfort and convenience in this cozy, high-end one-bedroom condo. Designed for a low-maintenance lifestyle, this stylish unit comes equipped with all appliances and features underground parking, ensuring ease and security year-round. Say goodbye to yard work&mdash;no grass to cut or snow to shovel! Whether you're looking for a peaceful retreat or an active lifestyle, this location has it all. Situated close to all major amenities, including shopping, restaurants, and recreational facilities, you'll have everything you need just minutes away. Built in 2009, this well-designed unit offers the perfect blend of modern living and everyday convenience. The open-concept kitchen, dining, and living area create a warm and inviting space, perfect for entertaining or unwinding at the end of the day. A generously sized bedroom and a 4-piece bathroom complete the layout, offering both comfort and functionality. 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. This is maintenance-free living at its finest! Contact us today for your private viewing and discover why Morgan Place Condos is the perfect place to call home.