

\$699,000 - 45069 Twp Rd 424, Rural Wainwright No. 61, M.D. of

MLS® #A2173177

\$699,000

5 Bedroom, 4.00 Bathroom, 1,869 sqft
Residential on 44.06 Acres

NONE, Rural Wainwright No. 61, M.D. of,
Alberta

5-Bedroom Bungalow on 44 Private Acres
Welcome to your dream country retreat!
This stunning 5-bedroom, 1,869 sq ft
bungalow, built in 2013, offers the perfect
blend of comfort, space, and luxury. Nestled
on 44 private acres, this property boasts a
serene, natural setting while featuring modern
amenities that cater to every need.

Interior Features:

Spacious Bedrooms: Five large bedrooms, offering plenty of space for family and guests.
Primary Ensuite: A luxurious escape with a walk-in shower and a relaxing jetted tub.
Open Concept Living: The expansive kitchen with a large island, abundant drawer space, and seamless flow into the dining and living room. Enjoy the cozy dual-sided fireplace that enhances both rooms.
Hunter Douglas Fitted Blinds adorn all windows, adding elegance and energy efficiency throughout the home.

Basement Kitchen: Ideal for canning and vegetable processing straight from your garden or as a versatile craft and hobby area.

Exterior Features:

Triple Car Heated Garage: Equipped with hot & cold water, central vacuum, and a sump, making it perfect for all seasons and projects.
Beautiful Yard: Landscaped grounds surround the home, offering a peaceful outdoor living



space.

Fenced Garden Area: Keep wildlife at bay and enjoy your harvest from the safety of this large garden.

Trout Pond & Water Bowl: Enhance your outdoor experience with these serene water features.

RV Parking & More: Ample space for all your recreational vehicles, plus registered water rights for up to 100 head of cattle.

This is not just a home—it's a lifestyle.

Whether you're looking for a peaceful retreat, a functional space for your hobbies, or land for agricultural pursuits, this property has it all.

Schedule your private tour today and experience the tranquility and luxury of this incredible estate!

Built in 2013

Essential Information

MLS® #	A2173177
Price	\$699,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,869
Acres	44.06
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	45069 Twp Rd 424
Subdivision	NONE
City	Rural Wainwright No. 61, M.D. of

County Wainwright No. 61, M.D. of
Province Alberta
Postal Code T0B 1K0

Amenities

Parking Spaces 10
Parking RV Access/Parking, Triple Garage Attached
of Garages 3

Interior

Interior Features Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Storage, Jetted Tub
Appliances Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Gas Range, Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner, Water Softener
Heating Forced Air, Natural Gas, Floor Furnace, Fireplace(s)
Cooling Central Air
Fireplace Yes
of Fireplaces 2
Fireplaces Electric, Double Sided
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Fire Pit, Garden, Private Yard, Kennel
Lot Description Front Yard, No Neighbours Behind, Treed, Views, Brush, Garden, Gentle Sloping, Many Trees, Wetlands
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Wood

Additional Information

Date Listed October 15th, 2024
Days on Market 172
Zoning Agricultural

Listing Details

Listing Office ROYAL LEPAGE WRIGHT CHOICE REALTY

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.