

# **\$559,900 - 52005 Twp Rd 443, Rural Wainwright No. 61, M.D. of**

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MLS® #A2193434

**\$559,900**

5 Bedroom, 1.00 Bathroom, 1,450 sqft  
Residential on 26.19 Acres

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

Are you looking for a peaceful country retreat close to Wainwright? This 26.19-acre property could be exactly what you've been waiting for! The spacious 1450 sq. ft. bungalow features 4 bedrooms on the main floor, offering plenty of room for your family. It also boasts a full bath, a bright and airy living room, and a large kitchen/dining area with ample cabinet space and included appliances. The basement is ready for your personal touch! Bathroom is roughed in and remainder can be whatever you dream it to be! The property is perfect for hobby farm enthusiasts, with corrals, storage sheds, and a stock waterer already in place. It is also fenced and cross-fenced, ideal for horses! Recent improvements over the past 18 months include: installation of natural gas to the property (previously was propane), which also included the installation of a new high efficiency furnace, new gas lines, and central air. A 20x30 heated garage with 16-ft ceilings and 2 - 220 plugs. An improved gravel driveway re-graded and gravelled, plus parking on both the side and back of the home. Newly planted shelter belt pine trees on the east side and fruit trees on the north side of the property. A dedicated RV parking space with 30amp service has also been completed as well as a brand new deck on the front of the house, perfect for outdoor relaxation. This expansive acreage offers endless possibilities,



whether you're looking to create your own farm,, or simply enjoy the space and serenity of country living. Don't miss the chance to see all that this property has to offer!

Built in 1972

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2193434                         |
| Price          | \$559,900                        |
| Bedrooms       | 5                                |
| Bathrooms      | 1.00                             |
| Full Baths     | 1                                |
| Square Footage | 1,450                            |
| Acres          | 26.19                            |
| Year Built     | 1972                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 52005 Twp Rd 443                 |
| Subdivision | NONE                             |
| City        | Rural Wainwright No. 61, M.D. of |
| County      | Wainwright No. 61, M.D. of       |
| Province    | Alberta                          |
| Postal Code | T9W 1T2                          |

### Amenities

|              |                                           |
|--------------|-------------------------------------------|
| Parking      | Double Garage Detached, RV Access/Parking |
| # of Garages | 2                                         |

### Interior

|                   |                                           |
|-------------------|-------------------------------------------|
| Interior Features | Laminate Counters, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Refrigerator, Stove(s)        |
| Heating           | Forced Air, Natural Gas                   |
| Cooling           | Central Air                               |

|              |                  |
|--------------|------------------|
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Storage                  |
| Lot Description   | Lawn, Treed, Pasture     |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 6th, 2025 |
| Days on Market | 70                 |
| Zoning         | AG                 |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX BAUGHAN REALTY LTD. |
|----------------|----------------------------|

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