# \$135,000 - 480010 Rge Rd 104, Rural Wainwright No. 61, M.D. of

MLS® #A2097622

#### \$135,000

1 Bedroom, 1.00 Bathroom, 2,356 sqft Residential on 6.38 Acres

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

Welcome to this exceptional property nestled just north of Irma. Originally a community hall, this spacious residence sits on a sprawling 6-acre parcel of land, offering an abundance of possibilities. Boasting a rich history as a gathering place, this unique property now presents an opportunity for transformation. The expansive space offers versatile options for customization and development to suit various preferences and needs. The charm of the original community hall is complemented by the serene surroundings, providing a peaceful retreat from the hustle and bustle of city life. Whether you envision a private estate, a creative space, or a unique business venture, this property serves as a canvas for your imagination. The acreage surrounding the residence opens doors to numerous outdoor pursuits, from gardening to recreational activities, ensuring a lifestyle of tranquility and space. Located in a scenic area just north of Irma, this property combines the allure of rural living with the convenience of nearby amenities. Embrace the opportunity to create something truly special in this historic space set amidst picturesque surroundings. Book your appointment today to explore the potential that awaits within this former community hall turned residence on 6 acres of versatile land.







#### **Essential Information**

MLS® # A2097622 Price \$135,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 2,356 Acres 6.38

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

### **Community Information**

Address 480010 Rge Rd 104

Subdivision NONE

City Rural Wainwright No. 61, M.D. of

County Wainwright No. 61, M.D. of

Province Alberta
Postal Code T0C 2H0

#### **Amenities**

Parking Spaces 6

Parking Gravel Driveway, None

#### Interior

Interior Features Vaulted Ceiling(s)

Appliances None

Heating Forced Air

Cooling None Basement None

#### **Exterior**

Exterior Features None

Lot Description Back Yard, Few Trees, Front Yard, Lawn

Roof Metal

Construction Wood Frame

Foundation Slab

#### **Additional Information**

Date Listed December 12th, 2023

Days on Market 520 Zoning AG

## **Listing Details**

Listing Office CENTURY 21 CONNECT REALTY

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