

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

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

### Exterior

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

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2024 |
| Days on Market | 292                |
| Zoning         | Agricultural       |

### Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | ROYAL LEPAGE WRIGHT CHOICE REALTY |
|----------------|-----------------------------------|

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