



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

52005 Twp Rd 443  
Rural Wainwright No. 61, M.D. of, Alberta

MLS # A2231008



**\$519,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,450 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	26.19 Acres		
<b>Lot Feat:</b>	Back Yard, Brush, Front Yard, Irregular Lot, Landscaped, Lawn, Pasture, Sec		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Concrete, Laminate, Linoleum	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Storage, Vinyl Windows		

**Inclusions:** N/A

Country Living Just 15 Minutes from Wainwright! Discover the perfect blend of space, privacy, and convenience with this well-kept 1450 sq. ft. bungalow situated on 26.19 beautifully treed acres with plenty of pasture. This charming home offers comfortable main floor living with a spacious layout, ideal for families or those looking to enjoy country life close to town. New furnace and central air recently installed. Outside, you'll find a new 28' x 30' detached heated garage with soaring 16 ft ceilings—perfect for storing large equipment, working on projects, or housing recreational vehicles. The yard is nicely maintained, offering plenty of space to garden, play, or simply relax and take in the peaceful surroundings. Whether you're looking to escape the city, start a hobby farm, or just enjoy wide open spaces, this property delivers on all fronts—a rare opportunity only 15 minutes from Wainwright!