



GRASSROOTS
REALTY GROUP

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8 Birch Road
Rural Wainwright No. 61, M.D. of, Alberta

MLS # A2234248



\$679,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,093 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage		
Lot Size:	3.41 Acres		
Lot Feat:	Front Yard, Irregular Lot, Landscaped, Many Trees		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Tile	Sewer:	Holding Tank, Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, No Smoking Home, See Remarks, Storage, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	NA		

Whoa! Have a look at this stunning 3.41 acre property located just 5 minutes south of Wainwright....and it's hardtop ALL the way! This spacious 2 storey home features 4 bedrooms (3 up/1 dn) and 2.5 baths c/w vaulted ceiling living room, main floor laundry and 2 gas fireplaces for those winter evenings! The top floor is home to a beautiful spacious primary bedroom with 4 pc. ensuite, plus an additional 2 bedrooms, 4 pc. bath and a welcoming office space overlooking the main floor living room space! The basement is home to a 4th bedroom, "rustic feel" family room and plenty of storage space for furnace, utilities and extra's we all seem to have. There is also an attached double car garage (heated) and you'll absolutely LOVE the newer (2019) 40' X 30' heated shop for all of your toys and weekend warrior projects! Out back you'll find a private maintenance free deck and patio area, 3 storage sheds, handy RV plug in, firepit and fenced garden area plus tons of space to shoot the bow or perhaps take out the wedge to prepare for that weekend golf match! Don't miss the virtual 3D tour. Call your favourite realtor to arrange your showing today!