



GRASSROOTS
REALTY GROUP

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

442039 Rge Rd 95
Rural Wainwright No. 61, M.D. of, Alberta

MLS # A2250187



\$229,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,032 sq.ft.	Age:	1952 (73 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	13.76 Acres		
Lot Feat:	Brush, Few Trees, Lawn, Pasture, Sloped		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	17-44-9-W4
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Piling(s)	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Sitting on 13.76 acres, this property features a cozy 2-bedroom home that has seen many recent updates, including a new furnace, hot water tank, air conditioning, electrical panel, and refreshed interior. The home offers convenient main-floor laundry, a spacious living room, and a bright, functional kitchen. Outside, the expansive acreage is a blank canvas, ready for the next owner to shape into their ideal outdoor retreat.