



GRASSROOTS
REALTY GROUP

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473021 RR#101
Rural Wainwright No. 61, M.D. of, Alberta

MLS # A2254751



\$278,800

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,260 sq.ft.	Age:	1960 (65 yrs old)
Beds:	4	Baths:	2
Garage:	None		
Lot Size:	10.01 Acres		
Lot Feat:	Other		

Heating:	Wood Stove	Water:	Well
Floors:	Wood	Sewer:	None
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	24-47-10-W4
Exterior:	Wood Frame	Zoning:	A
Foundation:	Poured Concrete	Utilities:	See Remarks
Features:	Pantry		

Inclusions: N/A

Situated north of Irma, this unique property offers 10 acres with two homes for the price of one, perfect for those seeking an off-grid lifestyle. The main residence is a 1,260 sq. ft. bungalow with renovations already started, including updated windows, wiring, a wood stove, and a durable metal roof. Inside, you'll find two plus bedrooms and a full undeveloped walk-out basement, offering endless potential for customization. While the home does not have septic or central heating, it includes a chicken coop and an insulated, wired shed, making it ideal for hobby farming or self-sufficiency. The second home is a charming 763 sq. ft. A-frame built in 2023. This open-concept design features a bright kitchen, one bedroom plus a loft, and a three-quarter bathroom with a utility and laundry room. Cozy wood stove heating in the living room is complemented by propane heating and on-demand hot water, while the east-facing front deck is the perfect place to enjoy the morning sun. A metal shed adds extra storage. This property presents a rare opportunity to live simply, sustainably, and surrounded by nature. Discover the freedom of country living—where two homes, 10 acres, and endless possibilities await your vision.