



43041 TWP RD 451
Rural Wainwright No. 61, M.D. of, Alberta

MLS # A2287390



\$264,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,582 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2
Garage:	None		
Lot Size:	1.84 Acres		
Lot Feat:	Farm, Fruit Trees/Shrub(s), Garden, Lawn, Many Trees, Secluded		

Heating:	High Efficiency, Fireplace(s), Forced Air	Water:	Well
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	4-45-4-W4
Exterior:	Vinyl Siding	Zoning:	A
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Wood Counters		

Inclusions: N/A

Escape to the country with this well-established acreage situated on 1.84 acres, offering privacy, functionality, and space to enjoy rural living. The home welcomes you with a large front porch accessible from the covered deck entry — the perfect spot to relax and take in the peaceful surroundings. Inside, you’ll find a bright open-concept family and dining area, centered around a cozy wood fireplace that provides additional warmth during colder months. The kitchen is designed for both everyday living and entertaining, featuring a large island with sit-up seating, butcher block countertops, and several newer appliances including the stove, dishwasher, washer, and dryer. Just off the kitchen is a convenient pantry and laundry area. A separate bonus living room with two large windows fills the space with natural light and includes a three-piece entertainment unit that will remain with the home. Down the hallway are three bedrooms, including two smaller rooms ideal for children, guests, or a home office, plus a third bedroom with built-in storage and bunk bed setup. The spacious primary bedroom offers excellent storage along with a renovated ensuite, while the main 4-piece bathroom was also updated in the summer of 2025. Additional updates include a high-efficiency furnace and hot water tank replaced in 2025. Outside, this property truly shines. The fully fenced perimeter with electric fencing is ready for animals and includes three paddocks and a small round pen. The yard has been thoughtfully developed with a garden area, greenhouse, fire pit space, chicken coop and run, plus three powered granaries for storage or hobby use. A heated pump house with backup generator provides added peace of mind. Mature trees surround the yard site, creating excellent shelter, privacy, and a welcoming farmstead feel. This is a rare opportunity to own a turn-key

acreage with established infrastructure — perfect for hobby farming, animals, or simply enjoying country living close to town.