



53069 TWP RD 455
Rural Wainwright No. 61, M.D. of, Alberta

MLS # A2287986



\$559,900

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|------------------|----------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,254 sq.ft. | Age: | 1984 (42 yrs old) |
| Beds: | 5 | Baths: | 2 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 15.90 Acres | | |
| Lot Feat: | Front Yard, Rolling Slope, Treed | | |

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|--------------------|--|-------------------|------------|
| Heating: | Forced Air, Natural Gas | Water: | Well |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | Pump |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | 28-45-5-W4 |
| Exterior: | Brick, Composite Siding, Wood Frame | Zoning: | CR |
| Foundation: | Wood | Utilities: | - |
| Features: | No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows | | |

Inclusions: NONE

Just 12 minutes northeast of Wainwright, this stunning 15.91-acre property offers breathtaking views in every direction. The fully finished walk-out bungalow features 5 bedrooms and 2 bathrooms, providing ample space for family living. The bright, open-concept main floor includes a spacious living, dining, and kitchen area, with patio doors leading from the dining room to a large deck—perfect for enjoying the peaceful countryside. This level also includes 3 bedrooms, a 3-piece bathroom, and a laundry/mudroom. The walkout basement expands the living space with a huge family room, a 4-piece bathroom, two additional bedrooms, cold storage, and a large storage room that could easily be converted back into a 6th bedroom. The home has seen numerous updates over the years, including air conditioning, an additional furnace, a water softener, vinyl windows, laminate flooring, new composite siding, new shingles on both the house and garage, updated electrical, quartz countertops, two granite kitchen sinks, pot lights and a new exterior and patio door. Outside, the oversized double detached garage is furnace-heated, offering plenty of room for vehicles and storage. The property is fenced and cross-fenced, featuring mature trees, a cattle shelter, a 32x36 barn, and a watering hydrant—ideal for livestock. A rare opportunity to enjoy the best of country living with modern comforts!