



5 Dogwood Drive
Rural Wainwright No. 61, M.D. of, Alberta

MLS # A2295089



\$450,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,684 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Gravel Driveway, None		
Lot Size:	2.12 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Many Trees, Rectangul		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Vinyl Plank	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	7-44-6-W4
Exterior:	Vinyl Siding	Zoning:	R
Foundation:	Preserved Wood	Utilities:	-
Features:	High Ceilings, Storage, Sump Pump(s), Walk-In Closet(s)		

Inclusions: N/A

Escape to the perfect blend of privacy, space, and convenience with this beautifully appointed two-storey home set on 2.12 acres just minutes from Wainwright. Tucked away along a private driveway and surrounded by mature trees—including an array of fruit trees—this property offers a peaceful, nature-filled setting ideal for those seeking a quieter lifestyle without sacrificing access to town amenities. The yard is thoughtfully developed with both relaxation and functionality in mind. Enjoy outdoor living on the inviting front deck, unwind on the covered back deck, or take in the serene views from the balcony off the second-storey primary bedroom. Stamped concrete pads add to the polished exterior, while the firepit area creates the perfect gathering spot under the stars. A variety of outbuildings provide exceptional storage and versatility, including an 8x12 playhouse, 20x30 tarp shed, 10x16 shed, 10x12 shed, as well as both an 8x12 and 8x8 chicken coop—ideal for hobby farming or simply extra space for all your needs. Inside, the home welcomes you with an impressive front mudroom complete with a 4-piece bathroom—perfect for busy families or country living. The main floor living space is bright and inviting, featuring a beautifully naturally lit living room, dining area, and kitchen, all designed to capture the surrounding views and provide seamless access to the south-facing deck and backyard. Upstairs, you’ll find a spacious primary retreat with abundant south-facing windows, private balcony access, and a luxurious 5-piece bathroom. Two additional bedrooms complete the upper level, offering comfortable accommodations for family or guests. The fully developed basement boasts exceptional ceiling height and expands your living space with a large family/recreation room, two additional bedrooms, a 4-piece

bathroom, and a combined laundry/mechanical room. This property truly offers the best of both worlds—tranquil country living with mature trees and wide-open space, all less than 10 minutes from the conveniences of town. A rare opportunity to enjoy privacy, nature, and comfort in one remarkable package.