



PT NW 17-44-4-W4
Rural Wainwright No. 61, M.D. of, Alberta

MLS # A2300013



\$579,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,545 sq.ft.	Age:	1982 (44 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	22.63 Acres		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Hardwood, Laminate, Vinyl	Sewer:	Pump
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	17-44-4-W4
Exterior:	Composite Siding	Zoning:	A
Foundation:	ICF Block	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Escape to country living with this beautifully designed 1,545 sq ft acreage located in the MD of Wainwright, set on an impressive 22.63 acres of peaceful landscape. This property offers the perfect blend of functionality and comfort, ideal for those seeking space, privacy, and a lifestyle suited for animals and outdoor living. Inside, you'll find a spacious open-concept layout featuring five bedrooms, making it perfect for families of all sizes. The warm and inviting living area is anchored by a cozy wood-burning fireplace, creating the perfect atmosphere for relaxing evenings. Patio doors off the dining area provide seamless access to the outdoors, ideal for entertaining or enjoying your morning coffee with a view. Main floor laundry adds everyday convenience. The exterior is equally impressive and well-equipped for rural living. The property includes a 34' x 34' shop, offering ample space for storage, hobbies, or equipment. Animal lovers will appreciate the included stock waterer and chicken coop, making it ready for your hobby farm or small livestock operation. Whether you're looking to start a hobby farm, need room for your animals, or simply want to enjoy wide open spaces, this acreage offers incredible opportunity in a serene setting. Don't miss your chance to experience country living at its finest.