



2, 64060 Twp Rd 442  
Rural Wainwright No. 61, M.D. of, Alberta

MLS # A2301214



**\$499,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,674 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	None		
<b>Lot Size:</b>	4.97 Acres		
<b>Lot Feat:</b>	Few Trees, Lawn		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	17-44-6-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, Jetted Tub, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to country living at its finest! Nestled on 4.97 acres just south of Wainwright, this beautiful 2015-built bungalow offers the perfect blend of modern comfort and peaceful rural surroundings. Step inside to discover a thoughtfully designed main floor featuring a stunning kitchen complete with granite countertops, stainless steel appliances, a pantry, and a convenient eating bar—ideal for both everyday living and entertaining. The adjoining dining area provides easy access to the deck, making indoor-outdoor gatherings a breeze. The bright and inviting living room showcases vaulted ceilings and a cozy wood-burning fireplace, creating a warm and welcoming atmosphere. The spacious primary suite is a true retreat, boasting a luxurious 5-piece ensuite with dual sinks, a corner soaker tub, separate shower, and a walk-in closet. Two additional bedrooms and a full 4-piece bathroom complete the main level. The basement offers excellent potential and is ready for your finishing touches, with the added comfort of in-floor heating already in place. Additional features include central air conditioning and the convenience of two electrical panels—one for each level. Outside, enjoy the space and privacy of acreage living, along with two storage sheds for all your tools and equipment. This exceptional property provides the perfect opportunity to enjoy the tranquility of the countryside while remaining close to town amenities.