



451043 Rng Rd 65
Wainwright, Alberta

MLS # A2303918



\$799,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,238 sq.ft.	Age:	2021 (5 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Gravel Driveway		
Lot Size:	12.53 Acres		
Lot Feat:	Irregular Lot		

Heating:	Boiler, Combination, Forced Air, Natural Gas, Radiant	Water:	-
Floors:	Concrete, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	8-45-6-W4
Exterior:	ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	Zoning:	Agriculture
Foundation:	ICF Block	Utilities:	-
Features:	Central Vacuum, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage		

Inclusions: NA

Are you ready for acreage life but also need to be close to the action in town for kids sports, school, shopping, work, downward dogging, etc? Located just 2.5 km north of Wainwright, this location is dandy for that! Built in 2021, it's a toddler's age for an acreage, so it's still in that growing stage! At over 2200 sqft, 5 bedrooms, 3 baths and open concept living with radiant heated main deck and heated garage, this acreage is wonderful for the growing family requiring some extra space! The seller's have planted 275+ perimeter trees that need a little time to mature! It still needs some new owner touchups, like grass seed and a few other finishing items, but there are other valuable extras that are difficult to see without knowing. . . including heated floor upper deck (off the primary bedroom) with view of the town lights, ALL interior walls and main level living room floor are Rocksalt insulated for added sound proofing, handy "pot filler" faucet over the gas stove, RV electrical serviced with optional for septic line hook up, Indirect hot water tank, infloor heating and forced air, basement polished concrete flooring for easy maintenance, and the list goes on. The water well was drilled in 2020 to 300' and the septic system includes a tank and compliant pump out system, so maintenance is relatively worry free! (Property has been appraised. Any exterior work to be left as is). Call your favourite realtor today to arrange your personal showing!