



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

454004 & 454038 Rg Rd 65
Rural Wainwright No. 61, M.D. of, Alberta

MLS # A2170879



\$815,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,664 sq.ft.	Age:	1992 (33 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	6.90 Acres		
Lot Feat:	Back Yard, Brush, Farm, Front Yard, Lawn, No Neighbours Behind, Pasture, T		

Heating:	Boiler, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	Private Sewer, Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	30-45-6-W4
Exterior:	Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Water
Features:	Built-in Features, Central Vacuum, Closet Organizers, Jetted Tub, Kitchen Island, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		

Inclusions: All existing appliances , window coverings

Equestrians Dream!! Welcome to this exceptional 6.9-acre property, a true haven for horse enthusiast families, or potential business owners that require ample outbuildings. Nestled in a serene location with breathtaking views of nearby farmland, this classic ranch style farmhouse features 5 bedrooms, also a main floor office with built in desk, and 3.5 bathrooms, all designed for comfort and functionality. Spanning 1,664 sq. ft., this charming farmhouse showcases a spacious layout ideal for family living. The main floor boasts a large living room with vaulted ceilings, hardwood flooring, and a cozy wood fireplace, perfect for family gatherings. Large bay windows fill the space with natural light, while custom built in cabinets in the Livingroom add a touch of elegance. The well appointed kitchen includes recent upgrades such as quartz countertops and flows into an eat-in dining area, along with a separate formal dining room located down the hall —ideal for entertaining. The primary suite is a luxurious retreat featuring a newly renovated 11'x10' walk in closet and an ensuite bathroom equipped with a stand up shower as well as a built in deep jetted soaker tub, quartz countertop/surround. The fully finished basement offers a versatile living space with large windows, a expansive games room or tv room , three additional large bedrooms, a custom built in wet bar, 3 piece bath and loads of storage, including a separate cold room with built in shelves. Enjoy the comfort of boiler floor heat throughout this expansive basement space. Out buildings and Equestrian Amenities: This property is perfect for equestrian pursuits or business ventures featuring multiple heated outbuildings across two separate titled lots! -Indoor Riding Arena: A massive 70' x 100' arena with an attached 48' x 40' office building/viewing area, ideal for lessons, events or business

endeavors. -Barn: A 30' x 40' barn with tin exterior equipped with water and heat, including a convenient horse washing station. -Cold Storage: A 30' x 40' cold storage building for tools and equipment or feed. -Additional Outbuildings: A 24' x 38' heated portable outbuilding and a 32' x 40' heated mechanical shop with a lean-to and spare parts garage. The beautifully landscaped yard has 2 accesses and a drive through lane way. It also features mature trees, a pasture area, ample RV parking with electrical hookups, steel outdoor round pens, corrals, and an outdoor riding arena, making it a perfect setting for all your equestrian activities rain or shine!. Recent Upgrades: This home has seen numerous updates, including a new hot water tank(23), shingles(23), AC unit(24), and furnace(24), providing peace of mind and efficiency. Conveniently located just minutes North from Wainwright on paved roads, this property offers the perfect blend of rural living and accessibility.