



GRASSROOTS
REALTY GROUP

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45069 TWP RD 424
Rural Wainwright No. 61, M.D. of, Alberta

MLS # A2173177



\$699,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,869 sq.ft.	Age:	2013 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	RV Access/Parking, Triple Garage Attached		
Lot Size:	44.06 Acres		
Lot Feat:	Brush, Front Yard, Garden, Gentle Sloping, Many Trees, No Neighbours Behi		

Heating:	Fireplace(s), Floor Furnace, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Concrete, Hardwood, Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	4-42-19-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Agricultural
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Storage		

Inclusions: na

5-Bedroom Bungalow on 44 Private Acres Welcome to your dream country retreat! This stunning 5-bedroom, 1,869 sq ft bungalow, built in 2013, offers the perfect blend of comfort, space, and luxury. Nestled on 44 private acres, this property boasts a serene, natural setting while featuring modern amenities that cater to every need. Interior Features: Spacious Bedrooms: Five large bedrooms, offering plenty of space for family and guests. Primary Ensuite: A luxurious escape with a walk-in shower and a relaxing jetted tub. Open Concept Living: The expansive kitchen with a large island, abundant drawer space, and seamless flow into the dining and living room. Enjoy the cozy dual-sided fireplace that enhances both rooms. Hunter Douglas Fitted Blinds adorn all windows, adding elegance and energy efficiency throughout the home. Basement Kitchen: Ideal for canning and vegetable processing straight from your garden or as a versatile craft and hobby area. Exterior Features: Triple Car Heated Garage: Equipped with hot & cold water, central vacuum, and a sump, making it perfect for all seasons and projects. Beautiful Yard: Landscaped grounds surround the home, offering a peaceful outdoor living space. Fenced Garden Area: Keep wildlife at bay and enjoy your harvest from the safety of this large garden. Trout Pond & Water Bowl: Enhance your outdoor experience with these serene water features. RV Parking & More: Ample space for all your recreational vehicles, plus registered water rights for up to 100 head of cattle. This is not just a home—it's a lifestyle. Whether you're looking for a peaceful retreat, a functional space for your hobbies, or land for agricultural pursuits, this property has it all. Schedule your private tour today and experience the tranquility and luxury of this incredible estate!

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