



GRASSROOTS
REALTY GROUP

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53069 TWP RD 455
Rural Wainwright No. 61, M.D. of, Alberta

MLS # A2194365



\$559,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,254 sq.ft.	Age:	1984 (41 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	15.90 Acres		
Lot Feat:	Front Yard, Rolling Slope, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Pump
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	28-45-5-W4
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	CR
Foundation:	Wood	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows		

Inclusions: N/A

Just 12 minutes northeast of Wainwright, this stunning 15.91-acre property offers breathtaking views in every direction. The fully finished walk-out bungalow features 5 bedrooms and 2 bathrooms, providing ample space for family living. The bright, open-concept main floor includes a spacious living, dining, and kitchen area, with patio doors leading from the dining room to a large deck—perfect for enjoying the peaceful countryside. This level also includes 3 bedrooms, a 3-piece bathroom, and a laundry/mudroom. The walkout basement expands the living space with a huge family room, a 4-piece bathroom, two additional bedrooms, cold storage, and a large storage room that could easily be converted back into a 6th bedroom. The home has seen numerous updates over the years, including air conditioning, an additional furnace, a water softener, vinyl windows, laminate flooring, new composite siding, new shingles on both the house and garage, updated electrical, quartz countertops, two granite kitchen sinks, pot lights and a new exterior and patio door. Outside, the oversized double detached garage is furnace-heated, offering plenty of room for vehicles and storage. The property is fenced and cross-fenced, featuring mature trees, a cattle shelter, a 32x36 barn, and a watering hydrant—ideal for livestock. A rare opportunity to enjoy the best of country living with modern comforts!