



**GRASSROOTS**  
REALTY GROUP

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**74019 Township Road 452**  
**Rural Wainwright No. 61, M.D. of, Alberta**

**MLS # A2198858**



**\$459,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,942 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Gravel Driveway, RV Access/Parking		
<b>Lot Size:</b>	9.98 Acres		
<b>Lot Feat:</b>	Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s), Lawn		

**Heating:** Forced Air

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Partial

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Built-in Features, Ceiling Fan(s), Closet Organizers, Jetted Tub, Laminate Counters, Natural Woodwork, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

**Water:** Well

**Sewer:** Holding Tank, Pump

**Condo Fee:** -

**LLD:** 8-45-7-W4

**Zoning:** AG

**Utilities:** -

Looking for rural tranquility and the convenience of location? Look no further than with this stunning 9.98-acre property, ideally situated just 10 minutes from Wainwright and accessible via paved roads. Spanning over 1,900 square feet on the main floor, this charming home features three spacious bedrooms, including a primary suite with a walk-in closet, along with two separate 4-piece bathrooms for added convenience. The kitchen has been updated with white cabinetry with plenty of space to work in! While a cozy wood-burning stove in the living area creates a warm and inviting ambiance, this home is the perfect example of modern and farmhouse charm. Updates in the home include 100 amp electrical panel and a newer furnace, with a hot water on demand system available for connection. Versatile living spaces abound in the basement, which offers generous storage options and two separate living areas, providing ample room for relaxation or entertainment. Main floor laundry further enhances convenience, making daily life a breeze. The property is equipped with a detached garage and barn, both featuring power and the garage is prepared for heating, along with a dedicated dog run. The barn can be set up with stalls for horses/livestock and a water bowl for livestock, making it an ideal haven for animal lovers. This incredible property combines the beauty of acreage living with easy access to town, making it a rare find for anyone looking to embrace a country lifestyle without sacrificing modern amenities. Don't miss out on the opportunity to make this outstanding property your new home!