

\$615,000 - 445066 Rng Rd 44, Rural Wainwright No. 61, M.D. of

MLS® #A2188984

\$615,000

3 Bedroom, 3.00 Bathroom, 2,403 sqft
Residential on 13.34 Acres

NONE, Rural Wainwright No. 61, M.D. of,
Alberta

EXPERIENCE TRANQUIL, PRIVATE & PICTURESQUE COUNTRY LIVING! Nestled peacefully on 13.34 acres East of Wainwright, just off Highway 14, this remarkable 2-storey home offers ample space for the whole family! Come inside, let us show you around! Upon entering you are greeted by the elegance of hardwood and tile flooring throughout the 9' main level. The grand foyer with hardwood stairs is open to the second storey, and just off to the side is where you'll discover a formal sitting room adorned with a cozy gas fireplace. The open concept kitchen, living, and dining area is designed for large gatherings, boasting an additional gas fireplace and an abundance of windows that provide breathtaking views of the surrounding scenery. The stunning chef's kitchen features beautiful maple stained cabinetry, a stone island countertop, stainless steel appliances including professional style gas range and hood fan, under cabinet lighting, mosaic tiled backsplash, built-in wine rack, and a convenient corner pantry. Relax and unwind in the spacious sunroom, where you can delight in the beauty of the outdoor landscape. Step out onto the expansive glassed-in back deck to immerse yourself in the refreshing country air. Upstairs, the primary bedroom offers a sanctuary with French doors that open to a massive retreat. Enjoy the luxury of a 6pc ensuite, a walk-in



closet, an additional sunroom, and a deck that showcases incredible views and stunning sunsets. Completing the upper level are two substantial bedrooms, a 4pc bathroom, and a laundry room for added convenience. Venture down to the partially finished basement, which boasts large windows and in-floor heating. Ample storage space, including a separate cold room, awaits your organizational touch, while the rest of the basement presents an open canvas for your personalization. Additional features of this remarkable property include central air conditioning, central vacuum, and a triple car garage measuring 24 x 34 that provides overhead heat and a drain. Situated on 13.34 fenced acres, don't miss out on this incredible opportunity to own your own slice of paradise. Embrace the peaceful serenity, the seclusion, and the idyllic country lifestyle awaiting you. Call today to arrange a showing and make this exceptional property yours!

Built in 2008

Essential Information

MLS® #	A2188984
Price	\$615,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,403
Acres	13.34
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address 445066 Rng Rd 44
Subdivision NONE
City Rural Wainwright No. 61, M.D. of
County Wainwright No. 61, M.D. of
Province Alberta
Postal Code T0B 1K0

Amenities

Parking Spaces 8
Parking Triple Garage Attached
of Garages 3

Interior

Interior Features See Remarks
Appliances Central Air Conditioner, Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Built-In Gas Range, Double Oven
Heating Floor Furnace, Forced Air, In Floor
Cooling Central Air
Fireplace Yes
of Fireplaces 2
Fireplaces Gas, Great Room, Living Room
Has Basement Yes
Basement Partially Finished, Full

Exterior

Exterior Features None
Lot Description Back Yard, Front Yard, Lawn, Rolling Slope, Secluded, Treed
Roof Asphalt Shingle
Construction Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed January 20th, 2025
Days on Market 52
Zoning AG

Listing Details

Listing Office RE/MAX BAUGHAN REALTY LTD.

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