

# **\$699,000 - 45069 Twp Rd 424, Rural Wainwright No. 61, M.D. of**

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MLS® #A2173177

**\$699,000**

5 Bedroom, 4.00 Bathroom, 1,869 sqft  
Residential on 44.06 Acres

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

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!

Built in 2013

### **Essential Information**

MLS® #	A2173177
Price	\$699,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,869
Acres	44.06
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	45069 Twp Rd 424
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	10
Parking	RV Access/Parking, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Storage, Jetted Tub
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Gas Range, Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner, Water Softener
Heating	Forced Air, Natural Gas, Floor Furnace, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Double Sided
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Kennel
Lot Description	Front Yard, No Neighbours Behind, Treed, Views, Brush, Garden, Gentle Sloping, Many Trees, Wetlands
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

### Additional Information

Date Listed	October 15th, 2024
Days on Market	187
Zoning	Agricultural

### Listing Details

Listing Office	ROYAL LEPAGE WRIGHT CHOICE REALTY
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