

# \$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 173  
Zoning Agricultural

### Listing Details

Listing Office ROYAL LEPAGE WRIGHT CHOICE REALTY

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