

# **\$559,000 - 451077 Range Road 80, Rural Wainwright No. 61, M.D. of**

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MLS® #A2198830

**\$559,000**

5 Bedroom, 3.00 Bathroom, 1,565 sqft  
Residential on 10.31 Acres

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

1,565 Sq.Ft. home situated on 10.31 fully treed acres 10 minutes west of Wainwright. Custom floor plan in this well designed home features a large, bright and open main floor that offers 5 bedrooms (2 up / 3 down), 5 pc. ensuite complete with soaker tub & stand alone shower, kitchen with large centre island, high-end appliances featuring gas stove & double side by side fridge/freezer. Cozy living room with impressive wood burning fireplace featuring floor to ceiling river rock surround. Mud room with laundry & direct access to the 26x24 garage completes the main floor. Open staircase adorned by wrought iron spindles leads you to the fully finished walk-out basement. Entering the lower level you are greeted with large family room with wood burning stove, 3pc. bathroom with additional laundry, and 3 large bedrooms. Outside you have a large wrap around veranda, nook area of dining room doors provides easy access for barbequing & entertaining. Some items in this home have not been finished since new & will require completion such as master bedroom ensuite, main level hardwood has been re-stained & requires sealing. Affordably priced with quick possession!

Built in 2009

## **Essential Information**



MLS® #	A2198830
Price	\$559,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,565
Acres	10.31
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	451077 Range Road 80
Subdivision	NONE
City	Rural Wainwright No. 61, M.D. of
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1T4

### Amenities

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Built-In Gas Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Landscaped

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	ICF Block

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	48
Zoning	AD

### **Listing Details**

Listing Office	COLDWELLBANKER HOMETOWN REALTY
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