

# \$300,000 - 5126 Hwy 49, Wanham

MLS® #A2187406

## \$300,000

4 Bedroom, 2.00 Bathroom, 1,105 sqft  
Residential on 1.27 Acres

NONE, Wanham, Alberta

This great property is on 3 lots located at the corner of Hiway 733 and Hiway 49 at Wanham. It is 22 km to Rycroft.. The metal shop is zoned commercial so you can run your business out of it if you wish, or have it changed to residential. It is heated, with cement floor, 220 power, and 14 ft sliding doors, and 30 ft RV lean to on the back. The gorgeous bi level home has open concept kitchen, living room and dining area. The great island is huge features built in range and corner sinks, perfect for entertaining. You get tonnes of counters and cupboards, and great lighting. The living room features huge windows with great view. You have main floor laundry that could be put back in basement and changed to 2 bedrooms up. You have 3 bedrooms down, totaling 4 bedrooms. The pellet stove in the basement family room makes everything cozy and the large windows don't feel like a basement. This home has tonnes of storage, and even more in the boat house. You have lots of trees, private fire pit area, green house, and raspberries. This home has it all...call to see today...Local hospital and businesses not far away in Spirit River

Built in 1972

## Essential Information

MLS® #	A2187406
Price	\$300,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,105
Acres	1.27
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	5126 Hwy 49
Subdivision	NONE
City	Wanham
County	Birch Hills County
Province	Alberta
Postal Code	T0H 3P0

### **Amenities**

Parking Spaces	6
Parking	Parking Pad, 220 Volt Wiring, Gravel Driveway, Quad or More Detached

### **Interior**

Interior Features	See Remarks
Appliances	Built-In Range, Dishwasher, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Pellet Stove
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation            Poured Concrete

### **Additional Information**

Date Listed            January 13th, 2025

Days on Market        103

Zoning                  res, and commercial

### **Listing Details**

Listing Office           Sutton Group Grande Prairie Professionals

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