

# **\$625,000 - Pt Se 30-46-9-w4 464024 Rng Rd 95, Rural Wainwright No. 61, M.D. of**

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MLS® #A2224057

**\$625,000**

6 Bedroom, 4.00 Bathroom, 1,866 sqft  
Residential on 9.79 Acres

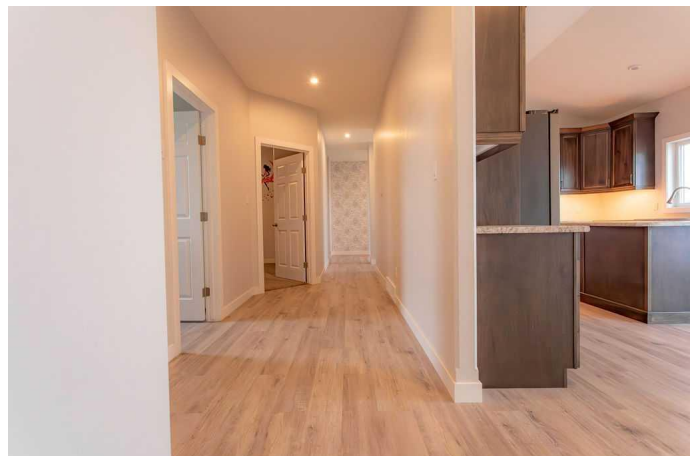
NONE, Rural Wainwright No. 61, M.D. of,  
Alberta

Fantastic opportunity to own a very private acreage situated on a dead-end road & paved almost to your door step. Located 10 minutes from Irma, 30 minuets from both Wainwright & Vermilion. This 9.79 acre parcel comes with a 1,866 sq. ft. home complete with attached garage & 30'x40' fully finished shop. As you open the front door you will be greeted with plenty of natural light in this open concept home. Spacious living/dining area have access to deck with patio doors, timeless finishes in the kitchen with natural wood cabinetry & center island. Main floor has 3 bedrooms, with the primary offering a 4pc. ensuite & walk-in closet. The fully finished walk-out basement has an additional 3 bedrooms, large family room, a play area for the kids, 3pc. bathroom, laundry room and large storage room. Acreages in this area are highly sought after so don't hesitate on viewing this beautiful retreat.

Built in 2019

## **Essential Information**

MLS® #	A2224057
Price	\$625,000
Bedrooms	6
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	1,866
Acres	9.79
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	Pt Se 30-46-9-w4 464024 Rng Rd 95
Subdivision	NONE
City	Rural Wainwright No. 61, M.D. of
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T0B 2H0

### Amenities

Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	No Animal Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	ICF Block

### Additional Information

Date Listed	May 23rd, 2025
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Days on Market	49
Zoning	A

**Listing Details**

Listing Office	COLDWELLBANKER HOMETOWN REALTY
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