

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

MLS® #A2224057

\$625,000

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

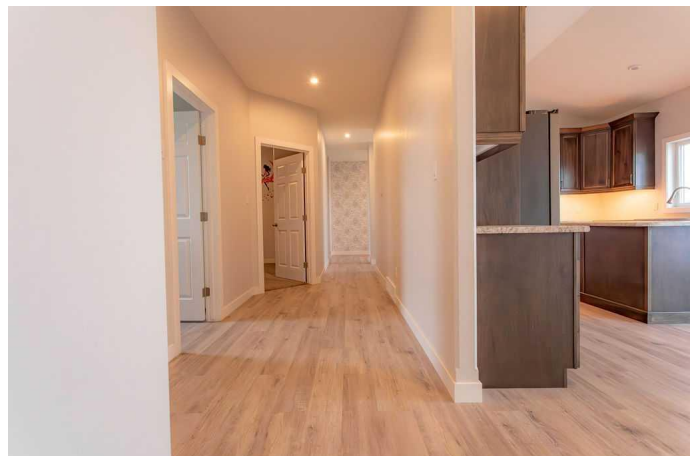
NONE, Rural Wainwright No. 61, M.D. of,
Alberta

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 |
|-------------|----------------|

| | |
|----------------|----|
| Days on Market | 80 |
| Zoning | A |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | COLDWELLBANKER HOMETOWN REALTY |
|----------------|--------------------------------|

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