



GRASSROOTS
REALTY GROUP

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**6 Cedar Crescent
Wainwright, Alberta**

MLS # A2242137



\$799,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,506 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Double Garage Detached, Garage Faces Side, Gra		
Lot Size:	3.36 Acres		
Lot Feat:	Irregular Lot, Landscaped, Many Trees, Pie Shaped Lot, Secluded, Undergro		

Heating:	Fireplace(s), Forced Air, Geothermal	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Holding Tank, Septic Field
Roof:	Asphalt Shingle, Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	Country Residential
Foundation:	Wood	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Granite Counters, Jetted Tub, No Smoking Home, Open Floorplan, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Guest space: Refrigerator, Stove, Window coverings.

PRICE IMPROVED + BUYER INCENTIVE OFFERED! This secluded 3.36 acre property is nestled proudly in the trees and just a five-minute drive from Wainwright with pavement all the way! Discover the perfect blend of tranquility & modern living at "6 Cedar Crescent", where this stunning 1500+ sq ft acreage c/w an extra barndominium with family/guest space awaits your new family lifestyle. With 4 spacious bedrooms (2 up/2 dn) and 3 well-appointed bathrooms, this home offers ample space for everyone to enjoy. The main floor is highlighted with an open concept living room/kitchen, a generous primary bedroom with 5 pc. ensuite, a 2nd bedroom (or office), 4 pc. main bath and handy main floor laundry. Skip your way downstairs to a spacious family room with flex space (wet bar) for the weekly games night. You'll love the walk-out basement leading to a beautiful sheltered backyard setting c/w pond...just add fish! You may notice "Randy the Robo-Mower" working away the summer (without complaining...), which would be part of the new owners family. Additionally, you'll find 2 more bedrooms, a 3 pc. bath and utility room here to complete the perfect family sprawl. A heated attached double car garage is convenient with the entrance through the laundry/kitchen area for handy grocery drop off! The barndominium family/guest space is located privately out of sight from the main home and features a large 2 truck garage under the living space above, including single bedroom, 4 pc. bath, kitchen/living room area and a beautiful large deck setting for those sunset evenings with family and friends. (Geothermal systems for both buildings!) This property is ideal for families seeking beauty, privacy and convenience in their new home, plus the handy options for the additional family/guest space. Embrace the private acreage lifestyle with the "close to town" convenience

you've always dreamed of in this remarkable setting! Check out the 3D virtual tour and call your favourite realtor today to book your personal peek!