



#472018 A&B
Rural Wainwright No. 61, M.D. of, Alberta

MLS # A2263239



\$389,999

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,400 sq.ft.	Age:	-
Beds:	4	Baths:	1 full / 1 half
Garage:	Garage Faces Side, Single Garage Detached		
Lot Size:	11.69 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Low Maintenance Landscape, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	Shared Well
Floors:	Hardwood, Linoleum	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	16-47-6-W4
Exterior:	Wood Frame	Zoning:	A
Foundation:	Combination, Other, Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Discover the charm and potential of this 11.69 acre property located just 20 mins(28 km) north of Wainwright & south of Vermilion. Fully treed for privacy and dotted with fruit trees, a large garden and multiple outbuildings. This acreage offers a peaceful rural lifestyle with space for hobbies and small-scale farming. The property includes two separate homes, each with its own septic system, plus a shared well, two garages a barn and four sheds for added storage and functionality. This versatile acreage combines rural charm, income potential and plenty of space for outdoor living - a fantastic opportunity for those looking to enjoy country life just a short drive from town. House #1 - is a spacious character 1 1/2-storey residence with approx. 1,400sq.ft. of living space over two levels. It features four bedrooms upstairs, main-floor office, 3/4 bath on the upper level, a convenient 1/2 bath on main level and main floor laundry. Recent updates include new shingles October/2025 Barn - 26'x405'; Garage- 14'x20'; House #2 - is a cozy bungalow approx. 768sq.ft. It offers two bedrooms on the main floor, two additional bedrooms in the basement, bathroom on main level and a 3/4 bathroom in basement. This home also received new shingles in August 2025. Currently rented for \$1,350/month, providing an extra income. Garage - 18'x24'