



52005 Twp Rd 443
Rural Wainwright No. 61, M.D. of, Alberta

MLS # A2288499



\$519,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,450 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	26.19 Acres		
Lot Feat:	Back Yard, Brush, Front Yard, Irregular Lot, Landscaped, Lawn, Pasture, Sec		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Concrete, Laminate, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage, Vinyl Windows		

Inclusions: N/A

Country Living Just 15 Minutes from Wainwright! Discover the perfect blend of space, privacy, and convenience with this well-kept 1450 sq. ft. bungalow situated on 26.19 beautifully treed acres with plenty of pasture. This charming home offers comfortable main floor living with a spacious layout, ideal for families or those looking to enjoy country life close to town. New furnace and central air recently installed. Outside, you'll find a new 28' x 30' detached heated garage with soaring 16 ft ceilings—perfect for storing large equipment, working on projects, or housing recreational vehicles. The yard is nicely maintained, offering plenty of space to garden, play, or simply relax and take in the peaceful surroundings. Whether you're looking to escape the city, start a hobby farm, or just enjoy wide open spaces, this property delivers on all fronts—a rare opportunity only 15 minutes from Wainwright!