



**PT NW 17-44-4-W4**  
**Rural Wainwright No. 61, M.D. of, Alberta**

**MLS # A2300013**



**\$579,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,545 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	22.63 Acres		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate, Vinyl	<b>Sewer:</b>	Pump
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	17-44-4-W4
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	A
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** N/A

Escape to country living with this beautifully designed 1,545 sq ft acreage located in the MD of Wainwright, set on an impressive 22.63 acres of peaceful landscape. This property offers the perfect blend of functionality and comfort, ideal for those seeking space, privacy, and a lifestyle suited for animals and outdoor living. Inside, you’ll find a spacious open-concept layout featuring five bedrooms, making it perfect for families of all sizes. The warm and inviting living area is anchored by a cozy wood-burning fireplace, creating the perfect atmosphere for relaxing evenings. Patio doors off the dining area provide seamless access to the outdoors, ideal for entertaining or enjoying your morning coffee with a view. Main floor laundry adds everyday convenience. The exterior is equally impressive and well-equipped for rural living. The property includes a 34’ x 34’ shop, offering ample space for storage, hobbies, or equipment. Animal lovers will appreciate the included stock waterer and chicken coop, making it ready for your hobby farm or small livestock operation. Whether you’re looking to start a hobby farm, need room for your animals, or simply want to enjoy wide open spaces, this acreage offers incredible opportunity in a serene setting. Don’t miss your chance to experience country living at its finest.