



GRASSROOTS
REALTY GROUP

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433017 Range Road 15
Rural Wainwright No. 61, M.D. of, Alberta

MLS # A2300610



\$550,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,656 sq.ft.	Age:	-
Beds:	5	Baths:	1 full / 1 half
Garage:	Additional Parking, Parking Pad, RV Access/Parking, Single Garage Attached		
Lot Size:	10.08 Acres		
Lot Feat:	Farm, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, No Neighbours		

Heating:	Forced Air, Natural Gas, Radiant	Water:	Private, Well
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	20-43-1-W4
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Pantry, Storage, Vinyl Windows		

Inclusions: All existing kitchen appliances

Check out this ranch-style home set on 10.08 acres, just minutes on pavement north of Chauvin, Alberta! Offering an abundance of natural light and privacy, this property is perfectly suited for growing families, hobby farmers, outdoor enthusiasts, or small business owners requiring shop and yard space. Both the main and upper floors feature 9-foot ceilings, creating an open and airy feel throughout. The main floor offers a full 4-piece bathroom, along with an updated kitchen complete with an eat-up peninsula and a spacious pantry room for all your storage needs. Just off the kitchen, you'll find a convenient nook—ideal for a home office or study space. The primary bedroom is located on the main floor and includes a 2-piece ensuite. A functional mudroom with additional storage connects the entryway to the attached single-car garage. Upstairs, you'll find four additional bedrooms, offering flexibility for growing families, larger room configurations, or additional office space. The partially framed 880 sq. ft. basement includes rough-ins for a future bathroom, ample storage, and excellent potential for development into a rec room, family area, or additional bedrooms. A new septic system was installed in the fall of 2025, adding peace of mind for years to come. Outside, the property continues to impress with a 20x40 heated shop and a 40x60 cold storage shop with power, plus gas run to the building for future heating if desired. RV hookups are conveniently located by both the home and the shop. The yard is beautifully landscaped with mature trees, 3 apple trees and features a large garden space—perfect for those looking to embrace country living. With central air conditioning and a well-designed layout, this property offers the perfect blend of rural charm, functionality, and modern comfort within a close proximity to town!

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