



2, 64060 Twp Rd 442
Rural Wainwright No. 61, M.D. of, Alberta

MLS # A2301214



\$499,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,674 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	None		
Lot Size:	4.97 Acres		
Lot Feat:	Few Trees, Lawn		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	17-44-6-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Preserved Wood	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, Jetted Tub, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to country living at its finest! Nestled on 4.97 acres just south of Wainwright, this beautiful 2015-built bungalow offers the perfect blend of modern comfort and peaceful rural surroundings. Step inside to discover a thoughtfully designed main floor featuring a stunning kitchen complete with granite countertops, stainless steel appliances, a pantry, and a convenient eating bar—ideal for both everyday living and entertaining. The adjoining dining area provides easy access to the deck, making indoor-outdoor gatherings a breeze. The bright and inviting living room showcases vaulted ceilings and a cozy wood-burning fireplace, creating a warm and welcoming atmosphere. The spacious primary suite is a true retreat, boasting a luxurious 5-piece ensuite with dual sinks, a corner soaker tub, separate shower, and a walk-in closet. Two additional bedrooms and a full 4-piece bathroom complete the main level. The basement offers excellent potential and is ready for your finishing touches, with the added comfort of in-floor heating already in place. Additional features include central air conditioning and the convenience of two electrical panels—one for each level. Outside, enjoy the space and privacy of acreage living, along with two storage sheds for all your tools and equipment. This exceptional property provides the perfect opportunity to enjoy the tranquility of the countryside while remaining close to town amenities.