



**71066 HWY 14**  
**Rural Wainwright No. 61, M.D. of, Alberta**

**MLS # A2301238**



**\$399,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,642 sq.ft.	<b>Age:</b>	1940 (86 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Gated, Golf Cart Garage, Gravel Driveway, Parking Pad, RV Access/Parking,		
<b>Lot Size:</b>	6.62 Acres		
<b>Lot Feat:</b>	Front Yard, Fruit Trees/Shrub(s), Garden, Lake, Landscaped, Lawn, Many Tre		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Linoleum, Vinyl	<b>Sewer:</b>	Open Discharge
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	2-45-7-W4
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Laminate Counters, Primary Downstairs, Skylight(s), Vinyl Windows		

**Inclusions:** N/A

Welcome to your private slice of country paradise—where peaceful living meets everyday convenience just minutes from town and Base! Nestled on 6.62 acres of serene, picturesque land, this charming 3-bedroom, 1-bath acreage offers the lifestyle so many dream of. Located only 2 minutes from Wainwright and 5 minutes to Base, you’ll enjoy the perfect balance of quiet rural living without sacrificing accessibility. Take in breathtaking views of Bushy Head Lake surrounded by rolling fields of canola and open pasture—your backdrop for unforgettable sunsets and star-filled skies. And yes&hellip; you’ll have front-row seats to the Northern Lights right from your own deck. Step inside the character-filled home, originally built in 1940 and thoughtfully updated over the years. The beautifully remodeled 3-piece bathroom features a stunning oversized glass and tile shower, paired with a modern quartz vanity—and a skylight that fills the space with warm, natural light for a spa-like feel. The updated kitchen boasts rich espresso cabinetry, stainless steel appliances, granite sink, laminate countertops, a skylight overhead, and a window view you’ll never get tired of. The spacious primary bedroom on the main floor is flooded with natural light from large windows and offers an impressive walk-in closet with his-and-hers access—perfect for keeping everything organized. Upstairs, you’ll find two additional bright bedrooms, ideal for kids, guests, or a home office setup. Recent upgrades—including vinyl windows, a newer well, water softener, and pressure tank, roof shingles (2017)—add peace of mind and everyday comfort. Outside is where this property truly shines. The expansive wood deck is made for summer BBQs, entertaining friends, or simply soaking in the quiet beauty of your surroundings. The 32'

x 24' metal garage offers ample room for vehicles, tools, and all your recreational gear. The land itself is a dream for those craving space and connection to nature&mdash;featuring a well-established garden, a charming wooden double swing, fencing around the entire perimeter, and mowed walking paths that invite you to explore and enjoy every inch of your private retreat. Whether you're dreaming of quad rides at sunset, snowmobiling in the winter, or raising a family with room to roam, this property delivers it all. Adventure starts right in your own backyard. If you've been searching for space, privacy, and a lifestyle upgrade&mdash;this is the one! Book your showing today.