



GRASSROOTS
REALTY GROUP

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454004 Range Rd 65
Rural Wainwright No. 61, M.D. of, Alberta

MLS # A2314247



\$299,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,111 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	2.08 Acres		
Lot Feat:	Garden, Lawn, Many Trees, Wooded		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	30-45-6-W4
Exterior:	Aluminum Siding	Zoning:	RR
Foundation:	Piling(s)	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Escape to the peace and beauty of country living with this charming acreage just a few minutes north of Wainwright. Nestled on a picturesque, fully treed and beautifully landscaped 2.08-acre parcel, this property offers the perfect balance of privacy, nature, and convenience—with paved roads leading right to your driveway. Whether you’re sipping your morning coffee on the front deck while wildlife wanders by or spending evenings under a sky filled with stars and dancing Northern Lights, this is the kind of place that truly feels like home. Inside, this well-maintained 1,111 sq ft mobile home features 3 bedrooms and a bright, spacious layout filled with natural light. Large vinyl windows throughout the home allow sunshine to pour into every room, creating a warm and inviting atmosphere. The spacious living room offers beautiful views of the surrounding yard, while the adjoining dining area easily accommodates a large family table. The functional kitchen features ample cabinetry, upgraded modern countertops, and stainless steel appliances—perfect for everyday living and entertaining alike. Outside, the property continues to impress with a brand new 24 ft x 24 ft fully finished and insulated double detached garage, new sheds (2025), a newly fenced backyard complete with a pergola-covered dining area, and a well-established garden with rich healthy soil ready for your summer planting. Major updates provide peace of mind, including a new furnace and hot water tank (2022), plus a new septic tank and well completed in 2021. Whether you’re searching for your very first acreage, downsizing into retirement, or simply dreaming of a quieter lifestyle close to town, this affordable country property offers endless charm and opportunity. Come experience the serenity for yourself — your acreage dream awaits!

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