



451066 Rge Rd 73  
Rural Wainwright No. 61, M.D. of, Alberta

MLS # A2316711



**\$1,085,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,691 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Gravel Driveway, Heated Garage, Insulated, Interlo		
<b>Lot Size:</b>	34.33 Acres		
<b>Lot Feat:</b>	Corner Lot, Front Yard, Irregular Lot, Landscaped, Lawn, Pasture		

<b>Heating:</b>	In Floor, Forced Air, Hot Water, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	9-45-7-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Jetted Tub, Kitchen Island, Laminate Counters, Recessed Lighting, Vaulted Ceiling(s)		

**Inclusions:** N/A

Just 5 minutes from Wainwright, this home on 33 acres is the perfect place to make your dreams come true! Perfect for horse lovers, it has a large heated barn with running water, numerous steel corrals, round pen, pasture and plenty of storage with a big arch rib shop that can be used in a multitude of ways. Have a home business? Located on a major highway, the business traffic is built in! This exquisite acreage boasts a large, beautiful back yard with mature trees, a dry creek bed feature and plenty of room for your kids and pets to run and enjoy the sunshine. The home is a 3-bedroom, 3 1/2 bath 2691 square foot bungalow, with a beautiful bonus room above the garage. The full basement is unfinished and is accessed from the 2-car garage that is finished beautifully, and perfect for your hobbies and toys. You must see this property to fully appreciate the magnificent views and the great potential that it offers.