



GRASSROOTS
REALTY GROUP

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18, Combs Drive
Rural Wainwright No. 61, M.D. of, Alberta

MLS # A2317916



\$475,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,416 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	2.97 Acres		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Holding Tank, Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Preserved Wood	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Affordable acreage living in prestigious Ascot Estates! This 1,416 sq. ft. bungalow sits on 2.97 private acres just 5 minutes south of Wainwright. Located at the end of the subdivision with no neighbors to the north, this property offers exceptional privacy and peaceful country living. The home features 4 bedrooms, 3 bathrooms. Enjoy a finished basement with a family room along with a heated triple attached garage. Combining space, functionality, and a prime location, this property is a fantastic opportunity for those seeking acreage living close to town.