

# **\$559,900 - 52005 Twp Rd 443, Rural Wainwright No. 61, M.D. of**

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MLS® #A2193434

**\$559,900**

5 Bedroom, 1.00 Bathroom, 1,450 sqft  
Residential on 26.19 Acres

NONE, Rural Wainwright No. 61, M.D. of,  
Alberta

Are you looking for a peaceful country retreat close to Wainwright? This 26.19-acre property could be exactly what you've been waiting for! The spacious 1450 sq. ft. bungalow features 4 bedrooms on the main floor, offering plenty of room for your family. It also boasts a full bath, a bright and airy living room, and a large kitchen/dining area with ample cabinet space and included appliances. The basement is ready for your personal touch! Bathroom is roughed in and remainder can be whatever you dream it to be! The property is perfect for hobby farm enthusiasts, with corrals, storage sheds, and a stock waterer already in place. It is also fenced and cross-fenced, ideal for horses! Recent improvements over the past 18 months include: installation of natural gas to the property (previously was propane), which also included the installation of a new high efficiency furnace, new gas lines, and central air. A 20x30 heated garage with 16-ft ceilings and 2 - 220 plugs. An improved gravel driveway re-graded and gravelled, plus parking on both the side and back of the home. Newly planted shelter belt pine trees on the east side and fruit trees on the north side of the property. A dedicated RV parking space with 30amp service has also been completed as well as a brand new deck on the front of the house, perfect for outdoor relaxation. This expansive acreage offers endless possibilities,



whether you're looking to create your own farm,, or simply enjoy the space and serenity of country living. Don't miss the chance to see all that this property has to offer!

Built in 1972

### Essential Information

MLS® #	A2193434
Price	\$559,900
Bedrooms	5
Bathrooms	1.00
Full Baths	1
Square Footage	1,450
Acres	26.19
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	52005 Twp Rd 443
Subdivision	NONE
City	Rural Wainwright No. 61, M.D. of
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1T2

### Amenities

Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Laminate Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air

Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Storage
Lot Description	Lawn, Treed, Pasture
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 6th, 2025
Days on Market	77
Zoning	AG

## Listing Details

Listing Office	RE/MAX BAUGHAN REALTY LTD.
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