

442039 Rge Rd 95  
Rural Wainwright No. 61, M.D. of, Alberta

MLS # A2250187

**\$229,900**



<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Acreage with Residence, Bungalow	
<b>Size:</b>	1,032 sq.ft.	<b>Age:</b> 1952 (74 yrs old)
<b>Beds:</b>	2	<b>Baths:</b> 1
<b>Garage:</b>	Off Street	
<b>Lot Size:</b>	13.76 Acres	
<b>Lot Feat:</b>	Brush, Few Trees, Lawn, Pasture, Sloped	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	17-44-9-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		
<b>Inclusions:</b>	N/A		

Sitting on 13.76 acres, this property features a cozy 2-bedroom home that has seen many recent updates, including a new furnace, hot water tank, air conditioning, electrical panel, and refreshed interior. The home offers convenient main-floor laundry, a spacious living room, and a bright, functional kitchen. Outside, the expansive acreage is a blank canvas, ready for the next owner to shape into their ideal outdoor retreat.