

445045 Rng Rd 45
Rural Wainwright No. 61, M.D. of, Alberta

MLS # A2257949

\$649,900



Division:	NONE	
Type:	Residential/House	
Style:	Acreage with Residence, Bungalow	
Size:	1,759 sq.ft.	Age: 2015 (11 yrs old)
Beds:	5	Baths: 3 full / 1 half
Garage:	Garage Door Opener, Garage Faces Front, Gravel Driveway, Heated Garage	
Lot Size:	10.43 Acres	
Lot Feat:	Irregular Lot, Landscaped, Many Trees, Subdivided, Views, Yard Drainage	

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	32-44-4-W4
Exterior:	ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	Zoning:	A
Foundation:	ICF Block	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Sump Pump(s), Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	NA		

WOW! Beautiful home nicely nestled on a quiet 10.43 acres featuring 5 bedrooms and located just 10 minutes east of Wainwright! How can you not?! This 2015 home sports an attached, heated, triple car garage with direct access to both the main floor and the basement. Step onto the massive ranch style covered front porch and inside the large entrance and you'll immediately notice the rustic appeal that accompanies this property. Stroll past a convenient 2 pc. bath and the laundry room on your way to the centre of the home! Here you'll find a well laid out open concept kitchen, dining and living room space. A rear deck area with a great view is accessible from the living room. On the opposite side, you'll discover the primary bedroom with walk-in closet & 3 pc. ensuite. There is also 2 additional bedrooms and a 4 pc. main bath here. Pad your way down the stairs to enjoy a spacious family/rec. room with walk-out basement, garage access, 2 additional bedrooms, 3 pc. bath, storage spaces and 2 squeaky clean utility rooms! This home offers forced air heating plus additional in-floor heat for the ICF (insulated concrete forms) basement! Each floor enjoys a natural gas fireplace in the family/living room spaces for those cozy winter evenings! The backyard space is host to 3 handy sheds (1 with power) plus a 65' X 30' fabric shelter that will be perfect to house the RV's, boat's and much more! The property is "L" shaped with many trees and both sunrise and sunset views! If you're toying with acreage living....you really should have a look....call your favourite realtor today to arrange your showing! (Hey....Don't skip the attached 3D virtual tour of this property! ??)