

### #472018 A&B Rural Wainwright No. 61, M.D. of, Alberta

MLS # A2263239



# \$389,999

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,400 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Garage Faces Side, Single Garage Detached		
<b>Lot Size:</b>	11.69 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Low Maintenance Landscape, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Shared Well
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	16-47-6-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	A
<b>Foundation:</b>	Combination, Other, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Discover the charm and potential of this 11.69 acre property located just 20 mins(28 km) north of Wainwright & south of Vermilion. Fully treed for privacy and dotted with fruit trees, a large garden and multiple outbuildings. This acreage offers a peaceful rural lifestyle with space for hobbies and small-scale farming. The property includes two separate homes, each with its own septic system, plus a shared well, two garages a barn and four sheds for added storage and functionality. This versatile acreage combines rural charm, income potential and plenty of space for outdoor living - a fantastic opportunity for those looking to enjoy country life just a short drive from town. House #1 - is a spacious character 1 1/2-storey residence with apprx. 1,400sq.ft. of living space over two levels. It features four bedrooms upstairs, main-floor office, 3 1/4 bath on the upper level, a convenient 1/2 bath on main level and main floor laundry. Recent updates include new shingles October/2025 Barn - 26' x 405'; Garage- 14' x 20'; House #2 - is a cozy bungalow apprx. 768sq.ft. It offers two bedrooms on the main floor, two additional bedrooms in the basement, bathroom on main level and a 3/4 bathroom in basement. This home also received new shingles in August 2025. Currently rented for \$1,350/month, providing an extra income. Garage - 18' x 24' \*\$10,000 Decorating Bonus if sold by February 28,2026\*