

**45069 TWP RD 424**  
**Rural Wainwright No. 61, M.D. of, Alberta**

**MLS # A2273734**

**\$669,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,869 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	RV Access/Parking, Triple Garage Attached		
<b>Lot Size:</b>	44.06 Acres		
<b>Lot Feat:</b>	Brush, Front Yard, Garden, Gentle Sloping, Many Trees, No Neighbours Behi		

<b>Heating:</b>	Fireplace(s), Floor Furnace, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Concrete, Hardwood, Linoleum	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	4-42-19-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Agricultural
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Storage		
<b>Inclusions:</b>	na		

5-Bedroom Bungalow on 44 Private Acres Welcome to your dream country retreat! This stunning 5-bedroom, 1,869 sq ft bungalow, built in 2013, offers the perfect blend of comfort, space, and luxury. Nestled on 44 private acres, this property boasts a serene, natural setting while featuring modern amenities that cater to every need. Interior Features: Spacious Bedrooms: Five large bedrooms, offering plenty of space for family and guests. Primary Ensuite: A luxurious escape with a walk-in shower and a relaxing jetted tub. Open Concept Living: The expansive kitchen with a large island, abundant drawer space, and seamless flow into the dining and living room. Enjoy the cozy dual-sided fireplace that enhances both rooms. Hunter Douglas Fitted Blinds adorn all windows, adding elegance and energy efficiency throughout the home. Basement Kitchen: Ideal for canning and vegetable processing straight from your garden or as a versatile craft and hobby area. Exterior Features: Triple Car Heated Garage: Equipped with hot & cold water, central vacuum, and a sump, making it perfect for all seasons and projects. Beautiful Yard: Landscaped grounds surround the home, offering a peaceful outdoor living space. Fenced Garden Area: Keep wildlife at bay and enjoy your harvest from the safety of this large garden. Trout Pond & Water Bowl: Enhance your outdoor experience with these serene water features. RV Parking & More: Ample space for all your recreational vehicles, plus registered water rights for up to 100 head of cattle. This is not just a home—it's a lifestyle. Whether you're looking for a peaceful retreat, a functional space for your hobbies, or land for agricultural pursuits, this property has it all. Schedule your private tour today and experience the tranquility and luxury of this incredible estate!