

\$649,900 - 445045 Rng Rd 45, Rural Wainwright No. 61, M.d. Of

MLS® #A2257949

\$649,900

5 Bedroom, 4.00 Bathroom, 1,759 sqft
Single Family on 10.43 Acres

N/A, Rural Wainwright No. 61, M.d. Of, Alberta

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! ??) (id:6289)

Built in 2015

Essential Information

Listing #	A2257949
Price	\$649,900
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	1,759
Acres	10.43
Year Built	2015
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	445045 Rng Rd 45
Subdivision	N/A
City	Rural Wainwright No. 61, M.d. Of
Province	Alberta
Postal Code	T9W1K0

Amenities

Parking Spaces	8
Parking	Attached Garage, Garage, Gravel, Heated Garage
# of Garages	4
View	View

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Hood Fan, Window Coverings
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Heating	Natural gas Other, Forced air, In Floor Heating
Cooling	None
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame, ICF Block
Foundation	See Remarks

Listing Details

Listing Office ROYAL LEPAGE WRIGHT CHOICE REALTY



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Listing information last updated on October 28th, 2025 at 8:16am PDT