

# **\$1,085,000 - 451066 Rge Rd 73, Rural Wainwright No. 61, M.D. of**

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MLS® #A2218311

**\$1,085,000**

4 Bedroom, 4.00 Bathroom, 2,691 sqft  
Residential on 34.33 Acres

NONE, Rural Wainwright No. 61, M.D. of,  
Alberta

Just 5 minutes from Wainwright, this home on 33 acres is the perfect place to make your dreams come true! Perfect for horse lovers, it has a large heated barn with running water, numerous steel corrals, round pen, pasture and plenty of storage with a big arch rib shop that can be used in a multitude of ways. Have a home business? Located on a major highway, the business traffic is built in! This exquisite acreage boasts a large, beautiful back yard with mature trees, a dry creek bed feature and plenty of room for your kids and pets to run and enjoy the sunshine. The home is a 3-bedroom, 3 1/2 bath 2691 square foot bungalow, with a beautiful bonus room above the garage. The full basement is unfinished and is accessed from the 2-car garage that is finished beautifully, and perfect for your hobbies and toys. You must see this property to fully appreciate the magnificent views and the great potential that it offers.

Built in 2007

## **Essential Information**

MLS® #	A2218311
Price	\$1,085,000
Bedrooms	4
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	2,691
Acres	34.33
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	451066 Rge Rd 73
Subdivision	NONE
City	Rural Wainwright No. 61, M.D. of
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1T4

### **Amenities**

Parking Spaces	10
Parking	Double Garage Attached, Gravel Driveway, Heated Garage, Insulated, Interlocking Driveway
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Jetted Tub, Kitchen Island, Laminate Counters, Recessed Lighting, Vaulted Ceiling(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garburator, Refrigerator, Stove(s), Washer, Window Coverings
Heating	In Floor, Forced Air, Hot Water, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Fire Pit, Rain Gutters
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Lot Description	Corner Lot, Front Yard, Irregular Lot, Landscaped, Lawn, Pasture
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	ICF Block

### **Additional Information**

Date Listed	May 3rd, 2025
Days on Market	90
Zoning	AG

### **Listing Details**

Listing Office	CENTURY 21 CONNECT REALTY
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