

# **\$699,900 - 442009 Rge Rd 65, Rural Wainwright No. 61, M.D. of**

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MLS® #A2173248

**\$699,900**

6 Bedroom, 4.00 Bathroom, 3,132 sqft  
Residential on 5.56 Acres

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

Welcome to this stunning two-story home, set on 5.56 acres of private, treed land. As you approach via the secluded, tree-lined driveway, a sense of peace envelops you, perfectly setting the stage for what this remarkable property has to offer. Upon entering, youâ€™re greeted by a grand foyer that opens into a beautifully open-concept living space. The spacious living room, anchored by a cozy gas fireplace, flows seamlessly into the formal dining areaâ€”ideal for family gatherings or entertaining. The chefâ€™s kitchen is a true masterpiece, featuring stainless steel appliances, a gas stove with dual ovens, a large island with a second sink, and quartz countertops. With the convenience of a reverse osmosis system, you can enjoy clean, fresh drinking water at all times. Just off the kitchen, step out onto the expansive 34' x 14' deck that overlooks the fenced backyardâ€”an ideal space for hosting barbecues and enjoying the peaceful surroundings. The main floor also includes a private office, perfect for working from home, and a 3-piece bathroom, providing added convenience. Upstairs, the luxurious primary suite offers a true sanctuary, with a walk-in closet, built-in shoe rack, and an ensuite bathroom. Three additional bedrooms are spacious and bright, sharing a well-appointed bathroom that includes a double vanity and a



tiled tub/shower comboâ€”offering ample room for family members or guests. The large bonus room above the garage provides versatile living space, perfect for creating a home gym, playroom, or entertainment area. The fully finished basement extends the living space with two more bedrooms, a large recreation room, and a convenient wet barâ€”perfect for hosting guests or creating a relaxed entertainment space with another 3-piece bathroom. For car enthusiasts or those needing additional storage, the 4-car garage is a standout feature. With in-floor heating and direct access to the house, the garage provides plenty of room for vehicles, storage, and hobbies, all while ensuring comfort throughout the year. Outside, this property is perfect for those with a love for animals or outdoor activities. It features an insulated mini barn, tack shed with power, that includes an all-season water bowl, making it ideal for raising animals. The large quonset (38' x 60') with its 18' x 14' door offers significant storage space for farm equipment, recreational vehicles, or tools, ensuring that everything you need to manage the acreage is close at hand. The property has seen several recent upgrades, including a brand-new roof installed in 2021 and efficient air conditioning, ensuring comfort and peace of mind. The thoughtfully designed outdoor spaces offer even more to love, from the cozy fire pit area for evenings under the stars to the well-maintained garden beds, perfect for growing your own vegetable or flowers. The full RV hookup adds extra convenience for hosting guests. Don't miss out on the opportunity to make this home your ownâ€”be sure to check out the 3D virtual tour!

Built in 1995

## **Essential Information**

MLS® #

A2173248

Price	\$699,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	3,132
Acres	5.56
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	442009 Rge Rd 65
Subdivision	NONE
City	Rural Wainwright No. 61, M.D. of
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T0B 1B0

### Amenities

Parking	Parking Pad, Quad or More Attached
# of Garages	4

### Interior

Interior Features	Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Recessed Lighting, Storage, Vinyl Windows, Central Vacuum, Tankless Hot Water
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Gas Stove
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Yard, Rain Gutters, Storage, Barbecue, BBQ gas line, Fire Pit, RV Hookup
Lot Description	Back Yard, Private, Rectangular Lot, Treed, Garden, Many Trees, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Wood

### **Additional Information**

Date Listed	October 17th, 2024
Days on Market	186
Zoning	CR

### **Listing Details**

Listing Office	RE/MAX BAUGHAN REALTY LTD.
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