

# **\$774,900 - 444064 Rge Rd 50, Rural Wainwright No. 61, M.D. of**

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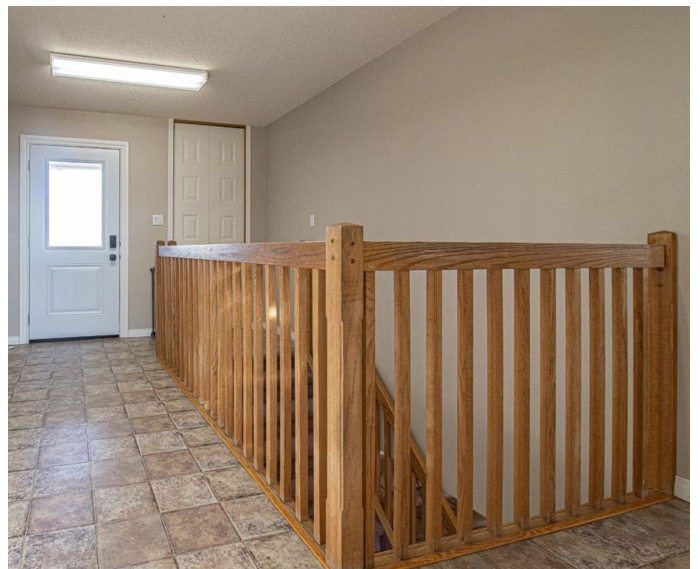
MLS® #A2173545

**\$774,900**

5 Bedroom, 3.00 Bathroom, 1,872 sqft  
Residential on 11.57 Acres

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

Welcome to a stunning bungalow nestled on 11.57 acres of tranquil land. As you approach via the aggregate driveway and walkway, you'll notice the freshly finished exterior pillars, hinting at the thoughtful updates throughout the property. Step inside the spacious entryway, where there's plenty of room for coats, boots, and all your outdoor essentials, providing a warm welcome to your new home. Down the hall, you'll find a convenient 2-piece bathroom and a laundry room, ensuring daily tasks are easy to manage. The home then opens into the heart of the house: an expansive open-concept kitchen, dining, and living area. The kitchen boasts new appliances (2023), a large island perfect for meal prep or casual dining, and ample room for a sizable dining table, ideal for family gatherings. Through the dining area, step onto the southwest-facing composite deck—a peaceful spot to enjoy the views and your morning coffee or evening sunsets. Adjacent to the dining area is a spacious, sunken living room with a cozy wood-burning fireplace, creating a perfect setting for quiet evenings or entertaining guests. Large windows flood the space with natural light, enhancing the home's welcoming atmosphere. The hallway leads to two comfortable bedrooms and a 4-piece bathroom with outdoor access, perfect for adding a pool or hot tub in the future. At the



end of the hall, the primary bedroom awaits, complete with a walk-in closet and a 3-piece ensuite, offering a private retreat with all the comforts you could ask for. Downstairs, the fully finished basement is a treasure trove of extra space. The large rec room, complete with a wet bar and in-floor heating, is perfect for hosting or relaxing. There are two additional bedrooms, an office/den, a 4-piece bathroom, and a storage room with access to a cold room, ideal for pantry items or wine storage. This property isn't just about the house—it's packed with practical and versatile outbuildings. An old garage, previously home to "The Chauvin Butcher Shop," includes a meat cooler, adding a slice of history to your home. A Quonset (24' x 40') with in-floor heating and a mezzanine provides space for projects or storage. The massive shop (40' x 72') has both heated and cold storage sections, with the heated portion plumbed for a future bathroom. The shop was even used as an airplane hangar, showcasing its versatility with an air hanger door for those with larger storage needs. The land surrounding the home is equally impressive. A large garden, a water tank that can be filled from the neighboring creek, and fencing for potential livestock or pets make this property a dream for anyone seeking a blend of country living and modern convenience. Whether you're looking to enjoy a self-sufficient lifestyle, or simply appreciate the beauty of open spaces, this property delivers. Recent updates like new windows (2024) and a furnace (2023), this home is move-in ready and built for comfort and functionality. Don't miss the opportunity to own this property.

Built in 1991

## Essential Information

MLS® #

A2173545

Price	\$774,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,872
Acres	11.57
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	444064 Rge Rd 50
Subdivision	NONE
City	Rural Wainwright No. 61, M.D. of
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T0B 1K0

### Amenities

Parking	Aggregate, Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Bar, Ceiling Fan(s), Central Vacuum, Vinyl Windows, Laminate Counters, Storage
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Garage Control(s), Microwave, Range Hood
Heating	Forced Air, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Tile, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Other, Rain Gutters
Lot Description	Lawn, Garden, Many Trees, Pasture, Treed
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Wood

### **Additional Information**

Date Listed	October 21st, 2024
Days on Market	182
Zoning	Agricultural District

### **Listing Details**

Listing Office	RE/MAX BAUGHAN REALTY LTD.
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