

# **\$280,000 - 471067 Rng Rd 63, Rural Wainwright No. 61, M.D. of**

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MLS® #A2213094

**\$280,000**

4 Bedroom, 1.00 Bathroom, 1,714 sqft  
Residential on 7.46 Acres

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

Hey! Check out the photos & 360 tour here....then check the price (twice!)....then call your realtor! If you're considering acreage living and looking for a "deal", this 7.46 acre property has tons to offer at a price to move quickly! The home features a generous kitchen area, massive family room, 2 bedrooms and 4 pc. bath and main floor laundry! Upstairs, you'll find 2 additional bedrooms. The basement is utility/storage space! There is also a 80' X 40' shop (not heated) with concrete floor to park . . . well . . . everything!! There are also some corrals and overhead cover (owner has not used) and space for "Black Beauty" if you're so inclined! Located north of Riverdale mini-park . . . this property is located in a quiet location close to the beautiful Battle River valley, which might prove convenient for sledding, quadding , etc. etc. Recent updates include: New "30 yr. shingle" roof (2014), New Hot water tank (2025), New carpet and vinyl plank flooring (2020), ALL new windows (2018), New window coverings (2019), Foundation work and new teleposts (2015), Basement sealing ( 2022), New concrete patio slab (2022), Furnace (2003), Water well re-done (1997), Septic tank cleaned out annually. Current furniture could be included with the sale. Home inspection (March '25) has just been completed on the property. Age was taken from a past appraisal



on the property. (Current owner does not use the wood fireplace). Don't miss this one . . . call your favourite realtor today!

Built in 1958

### Essential Information

|                |                                           |
|----------------|-------------------------------------------|
| MLS® #         | A2213094                                  |
| Price          | \$280,000                                 |
| Bedrooms       | 4                                         |
| Bathrooms      | 1.00                                      |
| Full Baths     | 1                                         |
| Square Footage | 1,714                                     |
| Acres          | 7.46                                      |
| Year Built     | 1958                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | 1 and Half Storey, Acreage with Residence |
| Status         | Active                                    |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 471067 Rng Rd 63                 |
| Subdivision | NONE                             |
| City        | Rural Wainwright No. 61, M.D. of |
| County      | Wainwright No. 61, M.D. of       |
| Province    | Alberta                          |
| Postal Code | T9W 1T3                          |

### Amenities

|         |                    |
|---------|--------------------|
| Parking | Parking Pad, Paved |
|---------|--------------------|

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), See Remarks                                                          |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard, Electric, Forced Air, Natural Gas                                         |
| Cooling           | None                                                                                 |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 1                                                                                    |

|              |                     |
|--------------|---------------------|
| Fireplaces   | Wood Burning        |
| Has Basement | Yes                 |
| Basement     | Unfinished, Partial |

## Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                           |
| Lot Description   | Back Yard, Landscaped, Many Trees, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Stucco, Wood Frame                                              |
| Foundation        | Poured Concrete                                                 |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 4                |
| Zoning         | Agriculture      |

## Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | ROYAL LEPAGE WRIGHT CHOICE REALTY |
|----------------|-----------------------------------|

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