

# **\$459,000 - 74019 Township Road 452, Rural Wainwright No. 61, M.D. of**

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MLS® #A2198858

**\$459,000**

4 Bedroom, 2.00 Bathroom, 1,942 sqft  
Residential on 9.98 Acres

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

Looking for rural tranquility and the convenience of location? Look no further than with this stunning 9.98-acre property, ideally situated just 10 minutes from Wainwright and accessible via paved roads. Spanning over 1,900 square feet on the main floor, this charming home features three spacious bedrooms, including a primary suite with a walk-in closet, along with two separate 4-piece bathrooms for added convenience. The kitchen has been updated with white cabinetry with plenty of space to work in! While a cozy wood-burning stove in the living area creates a warm and inviting ambiance, this home is the perfect example of modern and farmhouse charm. Updates in the home include 100 amp electrical panel and a newer furnace, with a hot water on demand system available for connection. Versatile living spaces abound in the basement, which offers generous storage options and two separate living areas, providing ample room for relaxation or entertainment. Main floor laundry further enhances convenience, making daily life a breeze. The property is equipped with a detached garage and barn, both featuring power and the garage is prepared for heating, along with a dedicated dog run. The barn can be set up with stalls for horses/livestock and a water bowl for livestock, making it an ideal haven for animal lovers. This incredible



property combines the beauty of acreage living with easy access to town, making it a rare find for anyone looking to embrace a country lifestyle without sacrificing modern amenities. Don't miss out on the opportunity to make this outstanding property your new home!

Built in 1962

### Essential Information

MLS® #	A2198858
Price	\$459,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,942
Acres	9.98
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### Community Information

Address	74019 Township Road 452
Subdivision	NONE
City	Rural Wainwright No. 61, M.D. of
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1T1

### Amenities

Parking	Double Garage Detached, Gravel Driveway, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Open Floorplan, Pantry, Storage, Built-in Features, Ceiling Fan(s), Closet Organizers, Vinyl Windows, Jetted Tub, Laminate Counters, Natural Woodwork, Sump Pump(s), Walk-In Closet(s)
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Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Window Coverings, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Partial

## Exterior

Exterior Features	Private Yard, Storage, Dog Run, Kennel
Lot Description	Front Yard, Dog Run Fenced In, Fruit Trees/Shrub(s), Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 15th, 2025
Days on Market	105
Zoning	AG

## Listing Details

Listing Office	Coldwell Banker Battle River Realty
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