

# **\$559,000 - 451077 Range Road 80, Rural Wainwright No. 61, M.D. of**

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MLS® #A2198830

**\$559,000**

5 Bedroom, 3.00 Bathroom, 1,565 sqft  
Residential on 10.31 Acres

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

1,565 Sq.Ft. home situated on 10.31 fully treed acres 10 minutes west of Wainwright. Custom floor plan in this well designed home features a large, bright and open main floor that offers 5 bedrooms (2 up / 3 down), 5 pc. ensuite complete with soaker tub & stand alone shower, kitchen with large centre island, high-end appliances featuring gas stove & double side by side fridge/freezer. Cozy living room with impressive wood burning fireplace featuring floor to ceiling river rock surround. Mud room with laundry & direct access to the 26x24 garage completes the main floor. Open staircase adorned by wrought iron spindles leads you to the fully finished walk-out basement. Entering the lower level you are greeted with large family room with wood burning stove, 3pc. bathroom with additional laundry, and 3 large bedrooms. Outside you have a large wrap around veranda, nook area of dining room doors provides easy access for barbequing & entertaining. Some items in this home have not been finished since new & will require completion such as master bedroom ensuite, main level hardwood has been re-stained & requires sealing. Affordably priced with quick possession!

Built in 2009

## **Essential Information**



|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2198830                         |
| Price          | \$559,000                        |
| Bedrooms       | 5                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,565                            |
| Acres          | 10.31                            |
| Year Built     | 2009                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 451077 Range Road 80             |
| 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      | Double Garage Attached |
| # of Garages | 2                      |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | Open Floorplan                                              |
| Appliances        | Dishwasher, Dryer, Refrigerator, Washer, Built-In Gas Range |
| Heating           | Forced Air, Natural Gas                                     |
| Cooling           | None                                                        |
| Fireplace         | Yes                                                         |
| # of Fireplaces   | 2                                                           |
| Fireplaces        | Wood Burning                                                |
| Has Basement      | Yes                                                         |
| Basement          | Finished, Full                                              |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Garden, Private Yard, Storage |
| Lot Description   | Landscaped                    |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |
| Foundation   | ICF Block       |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 28th, 2025 |
| Days on Market | 50                  |
| Zoning         | AD                  |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | COLDWELLBANKER HOMETOWN REALTY |
|----------------|--------------------------------|

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