

\$480,000 - 461077 Rge Rd 61, Rural Wainwright No. 61, M.D. of

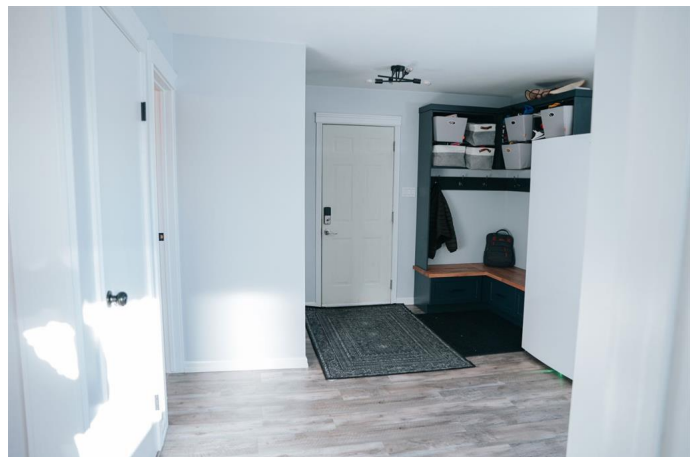
MLS® #A2202834

\$480,000

3 Bedroom, 2.00 Bathroom, 1,460 sqft
Residential on 19.31 Acres

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

If you're looking for peaceful country living with modern updates and plenty of space, this beautiful bungalow on 19 acres in the Giltedge area is the perfect fit! Located just a 10-minute drive from town, with pavement nearly all the way to the driveway, this property offers both convenience and tranquility. As you enter the home, you'll be welcomed by a spacious mudroom, thoughtfully updated in 2023 with a new coat storage area. This space also provides access to a renovated 4-piece guest bath (2020) and a comfortable bedroom—ideal for guests or family members. The heart of the home is the large, open kitchen, designed for both functionality and style. With ample cabinet space, new appliances, updated flooring, fresh paint, and extra cabinetry installed in 2023, this space is perfect for cooking and entertaining. The kitchen seamlessly connects to the dining area, which flows into a warm and inviting living room, featuring beautiful woodwork and a cozy gas fireplace—the perfect spot to unwind. Down the hall, you'll find another well-sized bedroom and the primary suite, complete with its own 3-piece ensuite for added privacy and comfort. Step outside, and you'll find an abundance of space to enjoy the great outdoors. The large yard is perfect for families, with a playground for kids and plenty of open space for activities. A gravel



parking pad next to the house allows for convenient parking, while the heated garage with a concrete floor provides a warm, secure spot for your vehicles during colder months. The property is also well-equipped for those with livestock or hobbies, featuring a baby barn, corrals, and a large storage shed—ideal for farm animals, equipment, or extra storage needs. Plus, a new septic tank was installed in 2023, ensuring long-term reliability. This incredible acreage offers privacy, space, and modern updates, all while keeping you close to town. Don't miss out—schedule a showing today and explore the 3D virtual tour!

Essential Information

MLS® #	A2202834
Price	\$480,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,460
Acres	19.31
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	461077 Rge Rd 61
Subdivision	NONE
City	Rural Wainwright No. 61, M.D. of
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T0B 0V0

Amenities

Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Storage, Sump Pump(s), Vinyl Windows, Natural Woodwork
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partially Finished, Partial

Exterior

Exterior Features	Playground, Rain Gutters
Lot Description	Lawn, Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 17th, 2025
Days on Market	36
Zoning	AG

Listing Details

Listing Office	RE/MAX BAUGHAN REALTY LTD.
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.