

# **\$559,900 - 53069 Twp Rd 455, Rural Wainwright No. 61, M.D. of**

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MLS® #A2194365

**\$559,900**

5 Bedroom, 2.00 Bathroom, 1,254 sqft  
Residential on 15.90 Acres

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

Just 12 minutes northeast of Wainwright, this stunning 15.91-acre property offers breathtaking views in every direction. The fully finished walk-out bungalow features 5 bedrooms and 2 bathrooms, providing ample space for family living. The bright, open-concept main floor includes a spacious living, dining, and kitchen area, with patio doors leading from the dining room to a large deck—perfect for enjoying the peaceful countryside. This level also includes 3 bedrooms, a 3-piece bathroom, and a laundry/mudroom. The walkout basement expands the living space with a huge family room, a 4-piece bathroom, two additional bedrooms, cold storage, and a large storage room that could easily be converted back into a 6th bedroom. The home has seen numerous updates over the years, including air conditioning, an additional furnace, a water softener, vinyl windows, laminate flooring, new composite siding, new shingles on both the house and garage, updated electrical, quartz countertops, two granite kitchen sinks, pot lights and a new exterior and patio door. Outside, the oversized double detached garage is furnace-heated, offering plenty of room for vehicles and storage. The property is fenced and cross-fenced, featuring mature trees, a cattle shelter, a 32x36 barn, and a watering hydrant—ideal for livestock.



A rare opportunity to enjoy the best of country living with modern comforts!

Built in 1984

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2194365                         |
| Price          | \$559,900                        |
| Bedrooms       | 5                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,254                            |
| Acres          | 15.90                            |
| Year Built     | 1984                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 53069 Twp Rd 455                 |
| Subdivision | NONE                             |
| City        | Rural Wainwright No. 61, M.D. of |
| County      | Wainwright No. 61, M.D. of       |
| Province    | Alberta                          |
| Postal Code | T9W 1W1                          |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Detached |
| # of Garages | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Refrigerator, Washer                                 |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Has Basement      | Yes  |

|          |                          |
|----------|--------------------------|
| Basement | Finished, Full, Walk-Out |
|----------|--------------------------|

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Private Yard                        |
| Lot Description   | Front Yard, Rolling Slope, Treed    |
| Roof              | Asphalt Shingle                     |
| Construction      | Brick, Composite Siding, Wood Frame |
| Foundation        | Wood                                |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 17th, 2025 |
| Days on Market | 172                 |
| Zoning         | CR                  |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX BAUGHAN REALTY |
|----------------|-----------------------|

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