

# **\$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	Bungalow, Acreage with Residence
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, Vinyl Windows, Quartz Counters, Recessed Lighting, Soaking Tub, Storage
Appliances	Built-In Oven, Dishwasher, Dryer, Refrigerator, Washer, Electric Cooktop
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes

Basement	Finished, Full, Walk-Out
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## Exterior

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

## Additional Information

Date Listed	February 17th, 2025
Days on Market	78
Zoning	CR

## Listing Details

Listing Office	RE/MAX BAUGHAN REALTY LTD.
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