

\$679,900 - 8 Birch Road, Rural Wainwright No. 61, M.D. of

MLS® #A2234248

\$679,900

4 Bedroom, 2.00 Bathroom, 2,093 sqft
Residential on 3.41 Acres

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

Whoa! Have a look at this stunning 3.41 acre property located just 5 minutes south of Wainwright....and it's hardtop ALL the way! This spacious 2 storey home features 4 bedrooms (3 up/1 dn) and 2.5 baths c/w vaulted ceiling living room, main floor laundry and 2 gas fireplaces for those winter evenings!

The top floor is home to a beautiful spacious primary bedroom with 4 pc. ensuite, plus an additional 2 bedrooms, 4 pc. bath and a welcoming office space overlooking the main floor living room space! The basement is home to a 4th bedroom, "rustic feel" family room and plenty of storage space for furnace, utilities and extra's we all seem to have. There is also an attached double car garage (heated) and you'll absolutely LOVE the newer (2019) 40' X 30' heated shop for all of your toys and weekend warrior projects! Out back you'll find a private maintenance free deck and patio area, 3 storage sheds, handy RV plug in, firepit and fenced garden area plus tons of space to shoot the bow or perhaps take out the wedge to prepare for that weekend golf match! Don't miss the virtual 3D tour. Call your favourite realtor to arrange your showing today!

Built in 2007

Essential Information



| | |
|----------------|----------------------------------|
| MLS® # | A2234248 |
| Price | \$679,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 2,093 |
| Acres | 3.41 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|----------------------------------|
| Address | 8 Birch Road |
| 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 Attached, Driveway, Garage Door Opener, Heated Garage |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, No Smoking Home, See Remarks, Storage, Sump Pump(s), Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating | Fireplace(s), Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard, RV Hookup, Storage |
| Lot Description | Front Yard, Landscaped, Irregular Lot, Many Trees |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|-----------------|
| Date Listed | June 24th, 2025 |
| Days on Market | 81 |
| Zoning | CR |

Listing Details

| | |
|----------------|-----------------------------------|
| Listing Office | ROYAL LEPAGE WRIGHT CHOICE REALTY |
|----------------|-----------------------------------|

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