

# **\$399,900 - #472018 A&b, Rural Wainwright No. 61, M.D. of**

MLS® #A2263239

**\$399,900**

4 Bedroom, 2.00 Bathroom, 1,400 sqft  
Residential on 11.69 Acres

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

Discover the charm and potential of this 11.69 acre property located just 20 mins(28 km) north of Wainwright & south of Vermilion. Fully treed for privacy and dotted with fruit trees, a large garden and multiple outbuildings. This acreage offers a peaceful rural lifestyle with space for hobbies and small-scale farming. The property includes two separate homes, each with its own septic system, plus a shared well, two garages a barn and four sheds for added storage and functionality. This versatile acreage combines rural charm, income potential and plenty of space for outdoor living - a fantastic opportunity for those looking to enjoy country life just a short drive from town. House #1 - is a spacious character 1 1/2-storey residence with approx. 1,400sq.ft. of living space over two levels. It features four bedrooms upstairs, main-floor office, 3/4 bath on the upper level, a convenient 1/2 bath on main level and main floor laundry. Recent updates include new shingles October/2025  
Barn - 26' x 40'5"  
Garage- 14' x 20'  
House #2 - is a cozy bungalow approx. 768sq.ft. It offers two bedrooms on the main floor, two additional bedrooms in the basement, bathroom on main level and a 3/4 bathroom in basement. This home also received new shingles in August 2025. Currently rented for \$1,350/month, providing



an extra income.

Garage - 18'x24'

### Essential Information

|                |                                           |
|----------------|-------------------------------------------|
| MLS® #         | A2263239                                  |
| Price          | \$399,900                                 |
| Bedrooms       | 4                                         |
| Bathrooms      | 2.00                                      |
| Full Baths     | 1                                         |
| Half Baths     | 1                                         |
| Square Footage | 1,400                                     |
| Acres          | 11.69                                     |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | Acreage with Residence, 1 and Half Storey |
| Status         | Active                                    |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | #472018 A&b                      |
| 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 Spaces | 5                                         |
| Parking        | Single Garage Detached, Garage Faces Side |
| # of Garages   | 1                                         |

### Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | See Remarks             |
| Appliances        | None                    |
| Heating           | Forced Air, Natural Gas |
| Cooling           | Window Unit(s)          |
| Has Basement      | Yes                     |
| Basement          | Partial                 |

## Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Storage                                                     |
| Lot Description   | Low Maintenance Landscape, Many Trees, Fruit Trees/Shrub(s) |
| Roof              | Asphalt Shingle                                             |
| Construction      | Wood Frame                                                  |
| Foundation        | Poured Concrete, Combination, Other                         |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 21                |
| Zoning         | A                 |

## Listing Details

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

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