

# \$679,000 - 3, 63073 Twp Rd 442, Rural Wainwright No. 61, M.D. of

MLS® #A2205243

**\$679,000**

5 Bedroom, 4.00 Bathroom, 2,253 sqft  
Residential on 3.85 Acres

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

Acreage Living at its Finest! Experience the best of both worlds with this stunning acreage, just minutes from town and the lake! Located at the corner of HW 41 and Thunder Alley, this beautiful 2012 two-story home is nestled on 3.85 recently tree'd acres. This spacious family home boasts 2253 sq ft and features 5 generous bedrooms, 3 1/2 baths, and a monster bonus room perfect for a fireplace and theatre setup. You'll love the beautiful custom luxury blackout shutters throughout the interior. Recent additions enhance this property even further: 30' x 60' metal shop, ideal for RV and toy storage. Chain link fenced back yard.. Covered 27' x 14' deck. Family hot tub! Additional upgrades include: Professional-grade vinyl plank flooring throughout the main, top and basement floors. Upgraded powder room. Main bedroom en-suite complete custom renovation with separate free standing tub, glass surround rain shower, his/her basins New hot water tank and sump pump. New 20x13ft greenhouse by AB Greenhouse builders. Cold storage shop power service cable laid with lights/plugs fitted. Generator ready 30A hookup with transfer switch to house panel. An Optional addition offered is a Solar system 10.6 kW Ground mounted, with 24 bi facial panels and Megarevo generator compatible inverter. Currently grid tied ,generating 1:1 average



power vs consumption ratio. Don't miss this opportunity to own a piece of paradise!

Built in 2012

### Essential Information

MLS® #	A2205243
Price	\$679,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,253
Acres	3.85
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	3, 63073 Twp Rd 442
Subdivision	NONE
City	Rural Wainwright No. 61, M.D. of
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W1M3

### Amenities

Parking Spaces	8
Parking	Double Garage Attached, RV Access/Parking, RV Garage
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, Open Floorplan, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Satellite TV Dish

Heating	Forced Air, Natural Gas, Floor Furnace
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Storage
Lot Description	Garden, Lawn, Many Trees, Pasture
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	March 24th, 2025
Days on Market	30
Zoning	CR

### **Listing Details**

Listing Office	ROYAL LEPAGE WRIGHT CHOICE REALTY
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