

# **\$215,000 - Se 8-44-1-w4, Rural Wainwright No. 61, M.D. of**

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MLS® #A2146570

**\$215,000**

3 Bedroom, 1.00 Bathroom, 1,040 sqft  
Residential on 8.99 Acres

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

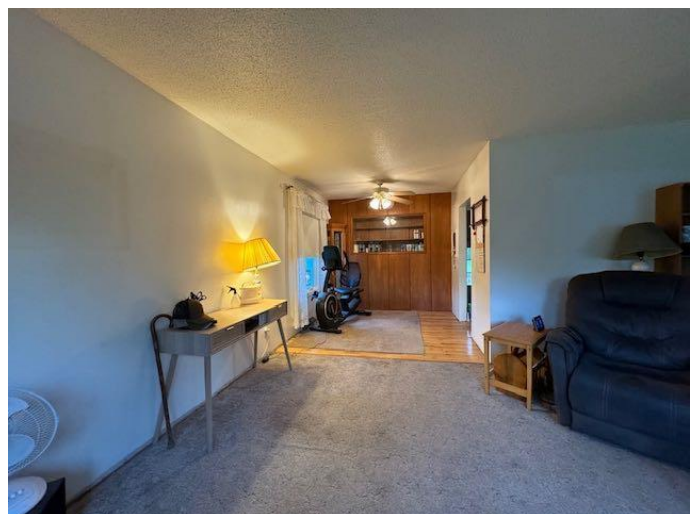
If you're seeking a serene escape from the hustle and bustle, this property could be the perfect spot for you! Nestled in a peaceful, rural area, this charming home offers a unique opportunity to create your dream retreat with some TLC. This cozy home, built in 1967, features 1,040 sq. ft. of living space, with 3 bedrooms and 1 bathroom, set on a spacious 8.99-acre lot. The partially developed basement provides additional space that you can customize to suit your needs. Located just 45 minutes from Wainwright, 45 minutes from Lloydminster, and 40 minutes from Provost, this property combines the best of both worlds – seclusion and convenience. Enjoy nearly 9 acres of natural beauty, perfect for gardening, outdoor activities, or simply savoring the tranquility of the countryside.

Whether you're an outdoor enthusiast, a hobby farmer, or someone looking to enjoy the peace and quiet of rural living, this property has the potential to be transformed into your ideal haven.

Don't miss this chance to create your dream retreat. Reach out to schedule a viewing and see the potential for yourself!

Built in 1967

## **Essential Information**



MLS® #	A2146570
Price	\$215,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,040
Acres	8.99
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	Se 8-44-1-w4
Subdivision	NONE
City	Rural Wainwright No. 61, M.D. of
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T0B 0V0

### Amenities

Parking Spaces	10
Parking	Parking Pad

### Interior

Interior Features	Ceiling Fan(s), Bookcases, Built-in Features, Closet Organizers, Storage
Appliances	Dryer, Refrigerator, Washer, Electric Range, Range Hood, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning Stove
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Rain Gutters, Barbecue, Fire Pit, Private Entrance, Private Yard, Rain
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	Barrel/Cistern(s), Storage
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame, Composite Siding, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 2nd, 2024
Days on Market	291
Zoning	Country Residential

### **Listing Details**

Listing Office	COLDWELLBANKER HOMETOWN REALTY
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