

\$330,000 - 440004 Rge Rd 30, Rural Wainwright No. 61, M.D. of

MLS® #A2144478

\$330,000

3 Bedroom, 2.00 Bathroom, 1,845 sqft
Residential on 11.98 Acres

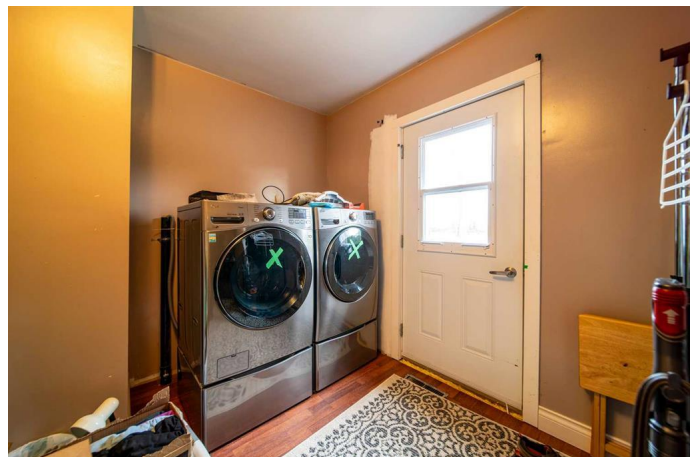
NONE, Rural Wainwright No. 61, M.D. of,
Alberta

Welcome to this charming 1845 sq. ft. 1 1/2 storey home, seamlessly blending historic charm with modern updates. Boasting 3 bedrooms and 1 1/2 baths, this home offers ample space for comfortable living. The spacious living room invites relaxation, while the cozy sitting room with a wood stove provides warmth and character. The large, updated kitchen is perfect for culinary enthusiasts. Recent upgrades include a new metal roof and new siding, ensuring durability and curb appeal. The property features a substantial 44x44 shop, ideal for various projects or storage, a 24x24 single car garage, and an 18x32 granary with a concrete floor that can be easily transformed into a barn. The entire property is perimeter fenced with some cross fencing, making it perfect for livestock or agricultural endeavors. Embrace the charm and potential of this historic home with modern amenities.

Built in 1946

Essential Information

| | |
|-----------|-----------|
| MLS® # | A2144478 |
| Price | \$330,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |



| | |
|----------------|---|
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,845 |
| Acres | 11.98 |
| Year Built | 1946 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 1 and Half Storey, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|----------------------------------|
| Address | 440004 Rge Rd 30 |
| 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 | Carport, Gravel Driveway |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, Laminate Counters |
| Appliances | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning Stove |
| Has Basement | Yes |
| Basement | Partial, Partially Finished |

Exterior

| | |
|-------------------|---------------------------------------|
| Exterior Features | Private Yard, Rain Gutters |
| Lot Description | Front Yard, Lawn, Landscaped, Private |
| Roof | Metal |
| Construction | Wood Frame |

Foundation Poured Concrete

Additional Information

Date Listed June 25th, 2024
Days on Market 363
Zoning Ag

Listing Details

Listing Office CENTURY 21 CONNECT REALTY

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