

# **\$844,900 - 6 Cedar Crescent, Rural Wainwright No. 61, M.D. of**

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MLS® #A2242137

**\$844,900**

5 Bedroom, 4.00 Bathroom, 1,506 sqft  
Residential on 3.36 Acres

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

This secluded 3.36 acre property is nestled proudly in the trees and just a five-minute drive from Wainwright with pavement all the way! Discover the perfect blend of tranquility & modern living at "6 Cedar Crescent", where this stunning 1500+ sq ft acreage c/w an extra barndominium with family/guest space awaits your new family lifestyle. With 4 spacious bedrooms (2 up/2 dn) and 3 well-appointed bathrooms, this home offers ample space for everyone to enjoy. The main floor is highlighted with an open concept living room/kitchen, a generous primary bedroom with 5 pc. ensuite, a 2nd bedroom (or office), 4 pc. main bath and handy main floor laundry. Skip your way downstairs to a spacious family room with flex space (wet bar) for the weekly games night. You'll love the walk-out basement leading to a beautiful sheltered backyard setting c/w pond...just add fish! You may notice "Randy the Robo-Mower" working away the summer (without complaining...), which would be part of the new owners family. Additionally, you'll find 2 more bedrooms, a 3 pc. bath and utility room here to complete the perfect family sprawl. A heated attached double car garage is convenient with the entrance through the laundry/kitchen area for handy grocery drop off! The barndominium family/guest space is located privately out of sight from the main home and features a large



2 truck garage under the living space above, including single bedroom, 4 pc. bath, kitchen/living room area and a beautiful large deck setting for those sunset evenings with family and friends. (Geothermal systems for both buildings!) This property is ideal for families seeking beauty, privacy and convenience in their new home, plus the handy options for the additional family/guest space. Embrace the private acreage lifestyle with the "close to town" convenience you've always dreamed of in this remarkable setting! Check out the 3D virtual tour and call your favourite realtor today to book your personal peek!

Built in 2006

### **Essential Information**

MLS® #	A2242137
Price	\$844,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,506
Acres	3.36
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	6 Cedar Crescent
Subdivision	NONE
City	Rural Wainwright No. 61, M.D. of
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1T2

### **Amenities**

Parking Spaces	10
Parking	Double Garage Attached, Double Garage Detached, Gravel Driveway, Heated Garage, See Remarks, Garage Faces Side, RV Garage
# of Garages	4

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Granite Counters, Jetted Tub, No Smoking Home, Open Floorplan, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Electric Stove, Refrigerator, See Remarks, Washer/Dryer, Window Coverings, Tankless Water Heater
Heating	Fireplace(s), Forced Air, Geothermal
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Wood Burning, Glass Doors
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Irregular Lot, Landscaped, Many Trees, Pie Shaped Lot, Secluded, Underground Sprinklers
Roof	Asphalt Shingle, Cedar Shake
Construction	Wood Frame
Foundation	Wood

## Additional Information

Date Listed	July 28th, 2025
Days on Market	47
Zoning	Country Residential

## Listing Details

Listing Office	ROYAL LEPAGE WRIGHT CHOICE REALTY
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