

# **\$815,000 - 454004 & 454038 Rg Rd 65, Rural Wainwright No. 61, M.D. of**

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MLS® #A2170879

**\$815,000**

5 Bedroom, 3.00 Bathroom, 1,664 sqft  
Residential on 6.90 Acres

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

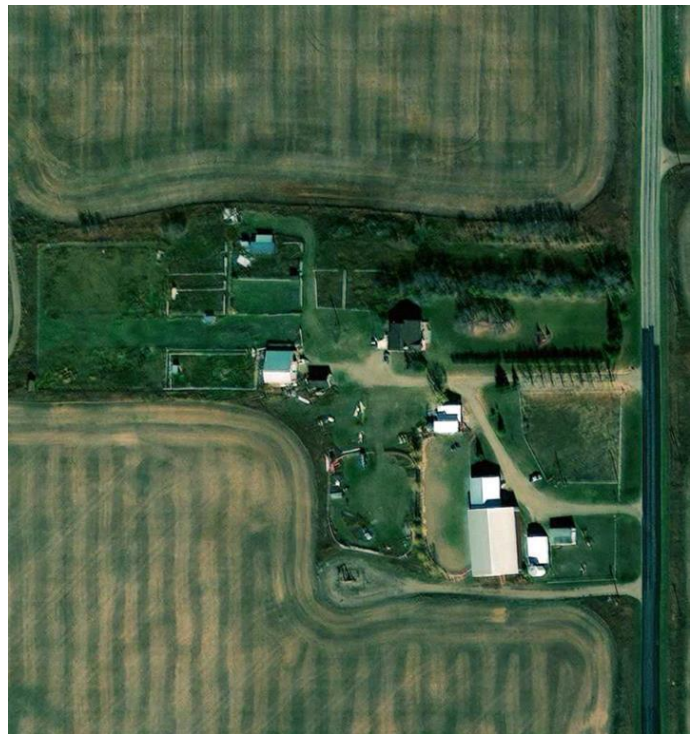
**Equestrians Dream!!**

Welcome to this exceptional 6.9-acre property, a true haven for horse enthusiast families, or potential business owners that require ample outbuildings. Nestled in a serene location with breathtaking views of nearby farmland, this classic ranch style farmhouse features 5 bedrooms, also a main floor office with built in desk, and 3.5 bathrooms, all designed for comfort and functionality.

Spanning 1,664 sq. ft., this charming farmhouse showcases a spacious layout ideal for family living. The main floor boasts a large living room with vaulted ceilings, hardwood flooring, and a cozy wood fireplace, perfect for family gatherings. Large bay windows fill the space with natural light, while custom built in cabinets in the Livingroom add a touch of elegance.

The well appointed kitchen includes recent upgrades such as quartz countertops and flows into an eat-in dining area, along with a separate formal dining room located down the hall – ideal for entertaining. The primary suite is a luxurious retreat featuring a newly renovated 11'x10' walk in closet and an ensuite bathroom equipped with a stand up shower as well as a built in deep jetted soaker tub, quartz countertop/surround.

The fully finished basement offers a versatile living space with large windows, a expansive



games room or tv room , three additional large bedrooms, a custom built in wet bar, 3 piece bath and loads of storage, including a separate cold room with built in shelves. Enjoy the comfort of boiler floor heat throughout this expansive basement space.

**Out buildings and Equestrian Amenities:** This property is perfect for equestrian pursuits or business ventures featuring multiple heated outbuildings across two separate titled lots!

-Indoor Riding Arena: A massive 70' x 100' arena with an attached 48' x 40' office building/viewing area, ideal for lessons, events or business endeavors.

-Barn: A 30' x 40' barn with tin exterior equipped with water and heat, including a convenient horse washing station.

-Cold Storage: A 30' x 40' cold storage building for tools and equipment or feed .

-Additional Outbuildings: A 24' x 38' heated portable outbuilding and a 32' x 40' heated mechanical shop with a lean-to and spare parts garage.

The beautifully landscaped yard has 2 accesses and a drive through lane way. It also features mature trees, a pasture area, ample RV parking with electrical hookups, steel outdoor round pens, corrals, and an outdoor riding arena, making it a perfect setting for all your equestrian activities rain or shine!.

**Recent Upgrades:** This home has seen numerous updates, including a new hot water tank(23), shingles(23), AC unit(24), and furnace(24), providing peace of mind and efficiency. Conveniently located just minutes North from Wainwright on paved roads, this property offers the perfect blend of rural living and accessibility.

Built in 1992

## Essential Information

MLS® #	A2170879
Price	\$815,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,664
Acres	6.90
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bur
Status	Active



## Community Information

Address	454004 & 454038 Rg Rd 65
Subdivision	NONE
City	Rural Wainwright No. 61, M.D. of
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	t9w1t2

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected
Parking	Parking Pad

## Interior

Interior Features	Built-in Features, Closet Organizers, Central Vacuum, Vinyl Windows, Jetted Tub, Kitchen Island, Storage, Wet Bar, Walk-In Closet(s)
Appliances	Central Air Conditioner, Electric Range, Refrigerator, Range Hood, Washer/Dryer, Window Coverings, Water Softener
Heating	Natural Gas, Boiler, Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Private Yard, RV Hookup, Storage
Lot Description	Brush, Back Yard, Farm, Front Yard, Lawn, No Neighbours Behind, Pasture, Treed, Views
Roof	Asphalt Shingle
Construction	Manufactured Floor Joist, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	October 7th, 2024
Days on Market	193
Zoning	CR

**Listing Details**

Listing Office	BUFFALO REALTY INC.
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