

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

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MLS® #A2144478

**\$330,000**

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

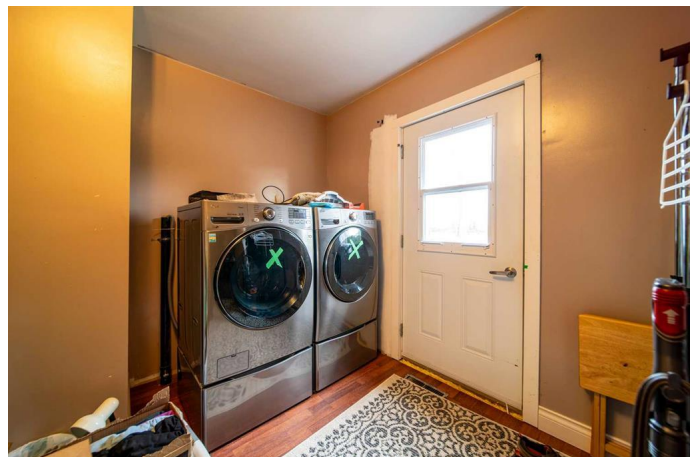
NONE, Rural Wainwright No. 61, M.D. of,  
Alberta

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	Acreage with Residence, 1 and Half Storey
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                404  
Zoning                              Ag

**Listing Details**

Listing Office                    CENTURY 21 CONNECT REALTY

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