

# \$649,900 - 445045 Rng Rd 45, Wainwright

MLS® #A2257949

**\$649,900**

5 Bedroom, 4.00 Bathroom, 1,759 sqft

Residential on 10.43 Acres

NONE, Wainwright, Alberta

WOW! Beautiful home nicely nestled on a quiet 10.43 acres featuring 5 bedrooms and located just 10 minutes east of Wainwright! How can you not?! This 2015 home sports an attached, heated, triple car garage with direct access to both the main floor and the basement. Step onto the massive ranch style covered front porch and inside the large entrance and you'll immediately notice the rustic appeal that accompanies this property. Stroll past a convenient 2 pc. bath and the laundry room on your way to the centre of the home! Here you'll find a well laid out open concept kitchen, dining and living room space. A rear deck area with a great view is accessible from the living room. On the opposite side, you'll discover the primary bedroom with walk-in closet & 3 pc. ensuite. There is also 2 additional bedrooms and a 4 pc. main bath here. Pad your way down the stairs to enjoy a spacious family/rec. room with walk-out basement, garage access, 2 additional bedrooms, 3 pc. bath, storage spaces and 2 squeaky clean utility rooms! This home offers forced air heating plus additional in-floor heat for the ICF (insulated concrete forms) basement! Each floor enjoys a natural gas fireplace in the family/living room spaces for those cozy winter evenings! The backyard space is host to 3 handy sheds (1 with power) plus a 65' X 30' fabric shelter that will be perfect to house the RV's, boat's and much more! The property is "L" shaped with many trees and both sunrise and sunset



views! If you're toying with acreage living....you really should have a look....call your favourite realtor today to arrange your showing! (Hey....Don't skip the attached 3D virtual tour of this property! ??)

Built in 2015

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2257949                         |
| Price          | \$649,900                        |
| Bedrooms       | 5                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 1,759                            |
| Acres          | 10.43                            |
| Year Built     | 2015                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 445045 Rng Rd 45           |
| Subdivision | NONE                       |
| City        | Wainwright                 |
| County      | Wainwright No. 61, M.D. of |
| Province    | Alberta                    |
| Postal Code | T9W 1K0                    |

### Amenities

|                |                                                                                                |
|----------------|------------------------------------------------------------------------------------------------|
| Parking Spaces | 8                                                                                              |
| Parking        | Garage Door Opener, Garage Faces Front, Heated Garage, Gravel Driveway, Triple Garage Attached |
| # of Garages   | 3                                                                                              |

### Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Open |
|-------------------|------------------------------------------------------------------------|

|                 |                                                                                                 |
|-----------------|-------------------------------------------------------------------------------------------------|
|                 | Floorplan, Pantry, Storage, Sump Pump(s), Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances      | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings           |
| Heating         | In Floor, Fireplace(s), Forced Air, Natural Gas                                                 |
| Cooling         | None                                                                                            |
| Fireplace       | Yes                                                                                             |
| # of Fireplaces | 2                                                                                               |
| Fireplaces      | Gas                                                                                             |
| Has Basement    | Yes                                                                                             |
| Basement        | Finished, Full, Walk-Out                                                                        |

## Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                   |
| Lot Description   | Irregular Lot, Landscaped, Many Trees, Views, Subdivided, Yard Drainage |
| Roof              | Asphalt Shingle                                                         |
| Construction      | Vinyl Siding, Wood Frame, ICFs (Insulated Concrete Forms)               |
| Foundation        | ICF Block                                                               |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 1                    |
| Zoning         | A                    |

## Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | ROYAL LEPAGE WRIGHT CHOICE REALTY |
|----------------|-----------------------------------|

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