

\$399,900 - #472018 A&b, Rural Wainwright No. 61, M.D. of

MLS® #A2263239

\$399,900

4 Bedroom, 2.00 Bathroom, 1,400 sqft
Residential on 11.69 Acres

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

Discover the charm and potential of this 11.69 acre property located just 20 mins(28 km) north of Wainwright & south of Vermilion. Fully treed for privacy and dotted with fruit trees, a large garden and multiple outbuildings. This acreage offers a peaceful rural lifestyle with space for hobbies and small-scale farming. The property includes two separate homes, each with its own septic system, plus a shared well, two garages a barn and four sheds for added storage and functionality. This versatile acreage combines rural charm, income potential and plenty of space for outdoor living - a fantastic opportunity for those looking to enjoy country life just a short drive from town. House #1 - is a spacious character 1 1/2-storey residence with approx. 1,400sq.ft. of living space over two levels. It features four bedrooms upstairs, main-floor office, 3/4 bath on the upper level, a convenient 1/2 bath on main level and main floor laundry. Recent updates include new shingles October/2025
Barn - 26' x 40'5"
Garage- 14' x 20'
House #2 - is a cozy bungalow approx. 768sq.ft. It offers two bedrooms on the main floor, two additional bedrooms in the basement, bathroom on main level and a 3/4 bathroom in basement. This home also received new shingles in August 2025. Currently rented for \$1,350/month, providing



an extra income.

Garage - 18'x24'

Essential Information

MLS® #	A2263239
Price	\$399,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,400
Acres	11.69
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

Community Information

Address	#472018 A&b
Subdivision	NONE
City	Rural Wainwright No. 61, M.D. of
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1T4

Amenities

Parking Spaces	5
Parking	Single Garage Detached, Garage Faces Side
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	Window Unit(s)
Has Basement	Yes
Basement	Partial

Exterior

Exterior Features	Storage
Lot Description	Fruit Trees/Shrub(s), Low Maintenance Landscape, Many Trees
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete, Combination, Other

Additional Information

Date Listed	October 8th, 2025
Days on Market	31
Zoning	A

Listing Details

Listing Office	COLDWELLBANKER HOMETOWN REALTY
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