

# **\$280,000 - 471067 Rng Rd 63, Rural Wainwright No. 61, M.D. of**

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MLS® #A2213094

**\$280,000**

4 Bedroom, 1.00 Bathroom, 1,714 sqft  
Residential on 7.46 Acres

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

Hey! Check out the photos & 360 tour here....then check the price (twice!)....then call your realtor! If you're considering acreage living and looking for a "deal", this 7.46 acre property has tons to offer at a price to move quickly! The home features a generous kitchen area, massive family room, 2 bedrooms and 4 pc. bath and main floor laundry! Upstairs, you'll find 2 additional bedrooms. The basement is utility/storage space! There is also a 80' X 40' shop (not heated) with concrete floor to park . . . well . . . everything!! There are also some corrals and overhead cover (owner has not used) and space for "Black Beauty" if you're so inclined! Located north of Riverdale mini-park . . . this property is located in a quiet location close to the beautiful Battle River valley, which might prove convenient for sledding, quadding , etc. etc. Recent updates include: New "30 yr. shingle" roof (2014), New Hot water tank (2025), New carpet and vinyl plank flooring (2020), ALL new windows (2018), New window coverings (2019), Foundation work and new teleposts (2015), Basement sealing ( 2022), New concrete patio slab (2022), Furnace (2003), Water well re-done (1997), Septic tank cleaned out annually. Current furniture could be included with the sale. Home inspection (March '25) has just been completed on the property. Age was taken from a past appraisal



on the property. (Current owner does not use the wood fireplace). Don't miss this one . . . call your favourite realtor today!

Built in 1958

### Essential Information

MLS® #	A2213094
Price	\$280,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,714
Acres	7.46
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### Community Information

Address	471067 Rng Rd 63
Subdivision	NONE
City	Rural Wainwright No. 61, M.D. of
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1T3

### Amenities

Parking	Parking Pad, Paved
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### Interior

Interior Features	Ceiling Fan(s), See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Electric, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Wood Burning
Has Basement	Yes
Basement	Unfinished, Partial

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Landscaped, Many Trees, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 18th, 2025
Days on Market	3
Zoning	Agriculture

## Listing Details

Listing Office	ROYAL LEPAGE WRIGHT CHOICE REALTY
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