

**473021 RR#101**  
**Rural Wainwright No. 61, M.D. of, Alberta**

**MLS # A2254751**

**\$278,800**



<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Acreage with Residence, Bungalow	
<b>Size:</b>	1,260 sq.ft.	<b>Age:</b> 1960 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b> 2
<b>Garage:</b>	None	
<b>Lot Size:</b>	10.01 Acres	
<b>Lot Feat:</b>	Other	

<b>Heating:</b>	Wood Stove	<b>Water:</b>	Well
<b>Floors:</b>	Wood	<b>Sewer:</b>	None
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	24-47-10-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	See Remarks
<b>Features:</b>	Pantry		
<b>Inclusions:</b>	N/A		

Situated north of Irma, this unique property offers 10 acres with two homes for the price of one, perfect for those seeking an off-grid lifestyle. The main residence is a 1,260 sq. ft. bungalow with renovations already started, including updated windows, wiring, a wood stove, and a durable metal roof. Inside, you'll find two plus bedrooms and a full undeveloped walk-out basement, offering endless potential for customization. While the home does not have septic or central heating, it includes a chicken coop and an insulated, wired shed, making it ideal for hobby farming or self-sufficiency. The second home is a charming 763 sq. ft. A-frame built in 2023. This open-concept design features a bright kitchen, one bedroom plus a loft, and a three-quarter bathroom with a utility and laundry room. Cozy wood stove heating in the living room is complemented by propane heating and on-demand hot water, while the east-facing front deck is the perfect place to enjoy the morning sun. A metal shed adds extra storage. This property presents a rare opportunity to live simply, sustainably, and surrounded by nature. Discover the freedom of country living—where two homes, 10 acres, and endless possibilities await your vision.