

# **\$135,000 - 480010 Rge Rd 104, Rural Wainwright No. 61, M.D. of**

---

MLS® #A2097622

**\$135,000**

1 Bedroom, 1.00 Bathroom, 2,356 sqft  
Residential on 6.38 Acres

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

Welcome to this exceptional property nestled just north of Irma. Originally a community hall, this spacious residence sits on a sprawling 6-acre parcel of land, offering an abundance of possibilities. Boasting a rich history as a gathering place, this unique property now presents an opportunity for transformation. The expansive space offers versatile options for customization and development to suit various preferences and needs. The charm of the original community hall is complemented by the serene surroundings, providing a peaceful retreat from the hustle and bustle of city life. Whether you envision a private estate, a creative space, or a unique business venture, this property serves as a canvas for your imagination. The acreage surrounding the residence opens doors to numerous outdoor pursuits, from gardening to recreational activities, ensuring a lifestyle of tranquility and space. Located in a scenic area just north of Irma, this property combines the allure of rural living with the convenience of nearby amenities. Embrace the opportunity to create something truly special in this historic space set amidst picturesque surroundings. Book your appointment today to explore the potential that awaits within this former community hall turned residence on 6 acres of versatile land.



## Essential Information

MLS® #	A2097622
Price	\$135,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	2,356
Acres	6.38
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	480010 Rge Rd 104
Subdivision	NONE
City	Rural Wainwright No. 61, M.D. of
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T0C 2H0

## Amenities

Parking Spaces	6
Parking	Gravel Driveway, None

## Interior

Interior Features	Vaulted Ceiling(s)
Appliances	None
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	None
Lot Description	Back Yard, Few Trees, Front Yard, Lawn
Roof	Metal
Construction	Wood Frame
Foundation	Slab

## Additional Information

Date Listed	December 12th, 2023
Days on Market	555
Zoning	AG

### **Listing Details**

Listing Office	CENTURY 21 CONNECT REALTY
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.