

# **\$679,900 - 8 Birch Road, Rural Wainwright No. 61, M.D. of**

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MLS® #A2234248

**\$679,900**

4 Bedroom, 2.00 Bathroom, 2,093 sqft  
Residential on 3.41 Acres

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

Whoa! Have a look at this stunning 3.41 acre property located just 5 minutes south of Wainwright....and it's hardtop ALL the way! This spacious 2 storey home features 4 bedrooms (3 up/1 dn) and 2.5 baths c/w vaulted ceiling living room, main floor laundry and 2 gas fireplaces for those winter evenings!

The top floor is home to a beautiful spacious primary bedroom with 4 pc. ensuite, plus an additional 2 bedrooms, 4 pc. bath and a welcoming office space overlooking the main floor living room space! The basement is home to a 4th bedroom, "rustic feel" family room and plenty of storage space for furnace, utilities and extra's we all seem to have. There is also an attached double car garage (heated) and you'll absolutely LOVE the newer (2019) 40' X 30' heated shop for all of your toys and weekend warrior projects! Out back you'll find a private maintenance free deck and patio area, 3 storage sheds, handy RV plug in, firepit and fenced garden area plus tons of space to shoot the bow or perhaps take out the wedge to prepare for that weekend golf match! Don't miss the virtual 3D tour. Call your favourite realtor to arrange your showing today!

Built in 2007

## **Essential Information**



MLS® #	A2234248
Price	\$679,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	2,093
Acres	3.41
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	8 Birch Road
Subdivision	NONE
City	Rural Wainwright No. 61, M.D. of
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1T1

### **Amenities**

Parking	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, No Smoking Home, See Remarks, Storage, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Private Yard, Storage, RV Hookup
Lot Description	Front Yard, Irregular Lot, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 24th, 2025
Days on Market	48
Zoning	CR

**Listing Details**

Listing Office	ROYAL LEPAGE WRIGHT CHOICE REALTY
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