

# **\$824,900 - 6 Cedar Crescent, Rural Wainwright No. 61, M.D. of**

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MLS® #A2242137

**\$824,900**

5 Bedroom, 4.00 Bathroom, 1,506 sqft  
Residential on 3.36 Acres

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

**PRICE IMPROVED + BUYER INCENTIVE OFFERED!** This secluded 3.36 acre property is nestled proudly in the trees and just a five-minute drive from Wainwright with pavement all the way! Discover the perfect blend of tranquility & modern living at "6 Cedar Crescent", where this stunning 1500+ sq ft acreage c/w an extra barndominium with family/guest space awaits your new family lifestyle. With 4 spacious bedrooms (2 up/2 dn) and 3 well-appointed bathrooms, this home offers ample space for everyone to enjoy. The main floor is highlighted with an open concept living room/kitchen, a generous primary bedroom with 5 pc. ensuite, a 2nd bedroom (or office), 4 pc. main bath and handy main floor laundry. Skip your way downstairs to a spacious family room with flex space (wet bar) for the weekly games night. You'll love the walk-out basement leading to a beautiful sheltered backyard setting c/w pond...just add fish! You may notice "Randy the Robo-Mower" working away the summer (without complaining...), which would be part of the new owners family. Additionally, you'll find 2 more bedrooms, a 3 pc. bath and utility room here to complete the perfect family sprawl. A heated attached double car garage is convenient with the entrance through the laundry/kitchen area for handy grocery drop off! The barndominium family/guest space is



located privately out of sight from the main home and features a large 2 truck garage under the living space above, including single bedroom, 4 pc. bath, kitchen/living room area and a beautiful large deck setting for those sunset evenings with family and friends. (Geothermal systems for both buildings!) This property is ideal for families seeking beauty, privacy and convenience in their new home, plus the handy options for the additional family/guest space. Embrace the private acreage lifestyle with the "close to town" convenience you've always dreamed of in this remarkable setting! Check out the 3D virtual tour and call your favourite realtor today to book your personal peek!

Built in 2006

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2242137                         |
| Price          | \$824,900                        |
| Bedrooms       | 5                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 4                                |
| Square Footage | 1,506                            |
| Acres          | 3.36                             |
| Year Built     | 2006                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 6 Cedar Crescent                 |
| Subdivision | NONE                             |
| City        | Rural Wainwright No. 61, M.D. of |
| County      | Wainwright No. 61, M.D. of       |
| Province    | Alberta                          |
| Postal Code | T9W 1T2                          |

## Amenities

|                |                                                                                                                           |
|----------------|---------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 10                                                                                                                        |
| Parking        | Double Garage Attached, Double Garage Detached, Heated Garage, Garage Faces Side, Gravel Driveway, See Remarks, RV Garage |
| # of Garages   | 4                                                                                                                         |

## Interior

|                   |                                                                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Closet Organizers, French Door, Granite Counters, No Smoking Home, Open Floorplan, Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar, Central Vacuum, Jetted Tub, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, See Remarks, Tankless Water Heater, Washer/Dryer, Window Coverings                                                                                                                  |
| Heating           | Fireplace(s), Forced Air, Geothermal                                                                                                                                                                                          |
| Cooling           | Other                                                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                                                                                                             |
| Fireplaces        | Living Room, Glass Doors, Mantle, Wood Burning                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                                                           |
| Basement          | Full                                                                                                                                                                                                                          |

## Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                                   |
| Lot Description   | Irregular Lot, Landscaped, Many Trees, Pie Shaped Lot, Secluded, Underground Sprinklers |
| Roof              | Asphalt Shingle, Cedar Shake                                                            |
| Construction      | Wood Frame                                                                              |
| Foundation        | Wood                                                                                    |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | July 28th, 2025     |
| Days on Market | 115                 |
| Zoning         | Country Residential |

## Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | ROYAL LEPAGE WRIGHT CHOICE REALTY |
|----------------|-----------------------------------|

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