# \$684,900 - 44 Clear Lake, Rural Wainwright No. 61, M.D.

of

MLS® #A2188010

## \$684,900

3 Bedroom, 2.00 Bathroom, 1,152 sqft Residential on 0.72 Acres

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

Don the flip-flops and fire up the boat! Welcome to the nicest beach front on Clear Lake! "#44 Clear Lake" is located just 20 minutes from Wainwright; 45 min. from Provost and only 10 from Edgerton! This property boasts a large (.72 acres) lot and features a 3 bedroom/2 full bath cottage plus functional "A frame" bunkhouse for a few extra guests (OK....the kids) to crash if needed! The east side location is awesome for the afternoon shade, a spectacular sunset view of the lake and the sandy beach out front is perfect for the family water volleyball match and snorkeling! The parking area is spacious with handy RV parking c/w hook-ups. You'll also notice a ranch style, wrap around deck with a mammoth, lake facing covered patio for the daily BBQ's, afternoon crib game or reading that book you've been putting off! After dark, enjoy the stars, the northern lights and the warmth from the fire as boats cruise by! Besides the summer memories, this property is set up for all 4 seasons, so that "Christmas at the lake" is definitely an option! And let's not forget the possibilities for ice fishing, skating, snowmobiling, quadding, etc, etc... This property enjoys a X-Large septic tank and a drilled water well! Nearby 4 season recreational properties are "few and far between", so don't let this memory builder slip by! Book a showing with your favourite realtor







#### Built in 1996

### **Essential Information**

MLS® # A2188010 Price \$684,900

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,152
Acres 0.72
Year Built 1996

Type Residential Sub-Type Detached

Style Acreage with Residence, Double Wide Mobile Home

Status Active

# **Community Information**

Address 44 Clear Lake

Subdivision NONE

City Rural Wainwright No. 61, M.D. of

County Wainwright No. 61, M.D. of

Province Alberta
Postal Code T9W 1K0

#### **Amenities**

Utilities Electricity Connected, Natural Gas Connected

Parking Spaces 2

Parking Owned, RV Access/Parking, Unpaved

Is Waterfront Yes

# Interior

Interior Features Pantry, Ceiling Fan(s), Laminate Counters, No Smoking Home, Open

Floorplan, Recreation Facilities

Appliances Electric Stove, Refrigerator, Bar Fridge, Microwave Hood Fan, Satellite

TV Dish, Window Coverings

Heating Forced Air, Natural Gas

Cooling Wall Unit(s)

Fireplace Yes

# of Fireplaces

Fireplaces Family Room, Wood Burning Stove

Has Basement Yes

Basement Crawl Space, None

## **Exterior**

Exterior Features Balcony, Fire Pit, Private Yard, Storage

Lot Description Front Yard, Irregular Lot, Landscaped, Many Trees, Private, See

Remarks, Waterfront

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Piling(s), See Remarks

## **Additional Information**

Date Listed January 15th, 2025

Days on Market 199

Zoning Clear Lake Residential Di

# **Listing Details**

Listing Office ROYAL LEPAGE WRIGHT CHOICE REALTY

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