

# **\$859,900 - 22 53113 Rge Rd 44, Rural Parkland County**

MLS® #E4424059

**\$859,900**

3 Bedroom, 2.50 Bathroom, 1,970 sqft

Rural on 0.42 Acres

Ascot Beach, Rural Parkland County, AB

Step into the serene ambiance of Lake Wabamun. This bungalow beckons you to immerse yourself in the tranquil lakefront lifestyle. Wake up to the gentle embrace of the sun streaming through the expansive south-facing windows, offering uninterrupted views of the serene surroundings. Designed for family gatherings, the central kitchen with an island seamlessly connects to a spacious dining area and sprawling living space, adorned with a cozy fireplace and captivating panoramas. On an impeccably maintained half-acre lot, this residence has a 24x28 double garage, ensuring ample space for vehicles and outdoor gear. A maintenance-free exterior, frees you up to revel in the joys of lakeside living without the hassle of upkeep. Featuring 65 ft of prime lakefront, plus an additional 120 ft with a private drive leased from the county, this property promises boundless opportunities for relaxation.



Built in 2000

## **Essential Information**

MLS® #	E4424059
Price	\$859,900
Bedrooms	3
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	1,970
Acres	0.42
Year Built	2000
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	22 53113 Rge Rd 44
Area	Rural Parkland County
Subdivision	Ascot Beach
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 2K0

### Amenities

Features	Crawl Space, Deck, Fire Pit, Lake Privileges, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Prefab
Exterior Features	Backs Onto Lake, Beach Access, Boating, Corner Lot, Golf Nearby, Lake Access Property, Lake View, Low Maintenance Landscape, Recreation Use, Waterfront Property
Construction	Prefab
Foundation	Concrete Perimeter

### Additional Information

Date Listed March 5th, 2025

Days on Market 158

Zoning Zone 93

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