

# \$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



today!

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	Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities
Appliances	Refrigerator, Bar Fridge, Electric Stove, Microwave Hood Fan, Satellite TV Dish, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Wall Unit(s)

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning Stove
Has Basement	Yes
Basement	None, Crawl Space

## Exterior

Exterior Features	Balcony, Storage, Fire Pit, Private Yard
Lot Description	Front Yard, Landscaped, Many Trees, See Remarks, Irregular Lot, Private, Waterfront
Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding
Foundation	Piling(s), See Remarks

## Additional Information

Date Listed	January 15th, 2025
Days on Market	168
Zoning	Clear Lake Residential Di

## Listing Details

Listing Office	ROYAL LEPAGE WRIGHT CHOICE REALTY
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