

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

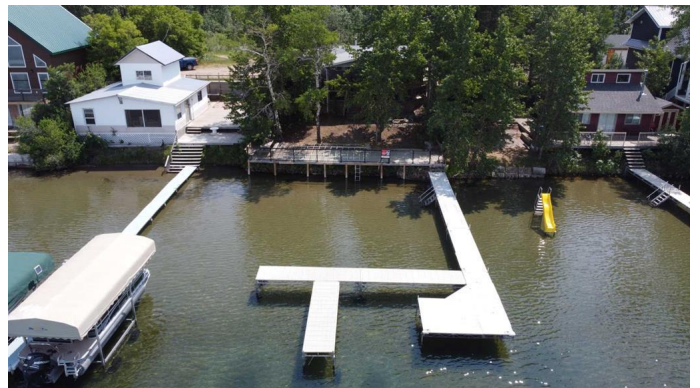
MLS® #A2188010

**\$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 | 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 | 1                               |
| 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 | 268                       |
| Zoning         | Clear Lake Residential Di |

## Listing Details

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

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