

\$444,400 - 440027 Rng Rd 50a, Rural Wainwright No. 61, M.D. of

MLS® #A2217983

\$444,400

3 Bedroom, 2.00 Bathroom, 1,728 sqft
Residential on 96.38 Acres

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

Stunning Lakeview Paradise with Acres of Opportunity!

Welcome to your slice of heaven on earth!
Nestled on 96.38 acres with views of the serene waters of Clear Lake, this remarkable property offers the perfect blend of tranquility and opportunity.

Property Highlights:

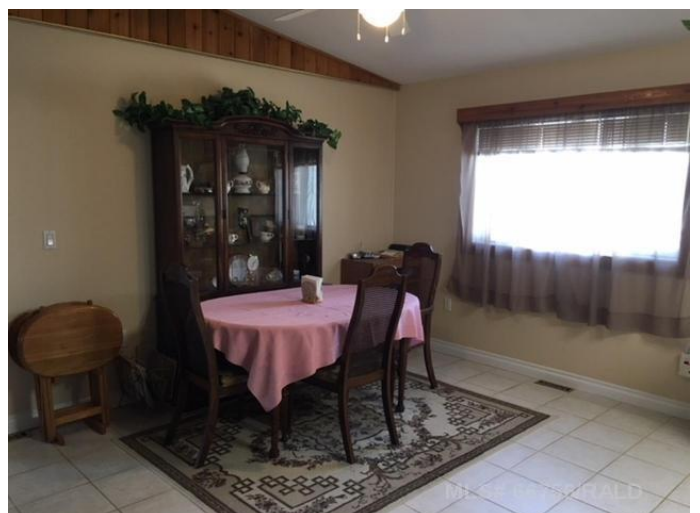
Lake Views: Enjoy the views of Clear Lake from the comfort of your own home. Whether it's the tranquil mornings or the mesmerizing sunsets, every moment here is a masterpiece of natural beauty.

Charming Bungalow: The 1728 sq. ft. bungalow exudes warmth and comfort with its 3 bedrooms and 2 baths. Step inside to discover a cozy retreat where every corner reflects a sense of peaceful living.

Abundant Outbuildings: Numerous outbuildings dot the landscape, offering endless possibilities for storage, workshops, or even housing farm animals. Embrace the rural lifestyle or explore entrepreneurial ventures—the choice is yours.

Covered Deck: Picture yourself unwinding on the covered deck, savoring the gentle breeze. It's the perfect spot for outdoor gatherings, quiet contemplation, or simply soaking in nature's beauty.

Prime Location: This property offers the ultimate retreat while still being conveniently



accessible to nearby amenities and attractions.
Don't Miss Out: Seize the opportunity to make this exceptional property yours! Whether you're seeking a serene retreat, a hobby farm, or a lucrative investment, this piece of paradise promises endless possibilities. Schedule your viewing today and start envisioning the extraordinary life that awaits you at Clear Lake.

Built in 2000

Essential Information

MLS® #	A2217983
Price	\$444,400
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,728
Acres	96.38
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	440027 Rng Rd 50a
Subdivision	NONE
City	Rural Wainwright No. 61, M.D. of
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1W1

Amenities

Parking Spaces	10
Parking	Carport

Interior

Interior Features	Storage
-------------------	---------

Appliances	Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Propane
Cooling	Other
Has Basement	Yes
Basement	Exterior Entry, See Remarks, Unfinished

Exterior

Exterior Features	Storage
Lot Description	Private
Roof	Metal
Construction	Stone, Vinyl Siding
Foundation	Other

Additional Information

Date Listed	May 3rd, 2025
Days on Market	5
Zoning	AG

Listing Details

Listing Office	RE/MAX BAUGHAN REALTY
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.