

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

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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:**

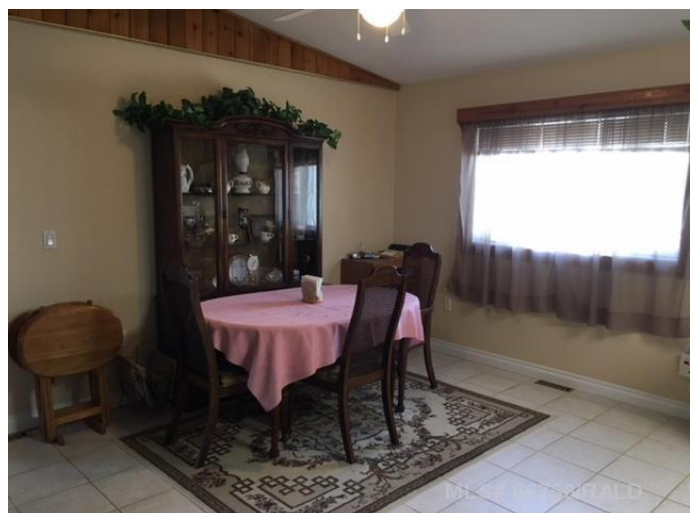
**Lake Views:** Enjoy the views of Clear Lake from the comfort of your own home. Whether it's the tranquil mornings or the mesmerizing sunsets, every moment here is a masterpiece of natural beauty.

**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 | 4             |
| Zoning         | AG            |

## Listing Details

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

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