

# **\$999,777 - 435058 Rng Rd 50, Rural Wainwright No. 61, M.D. of**

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MLS® #A2100043

**\$999,777**

3 Bedroom, 3.00 Bathroom, 2,236 sqft  
Residential on 8.14 Acres

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

NEW PRICE! Year round living lakefront on Arm Lake with 8.14 acres of land just became more affordable! This custom built residence boasts a thoughtful floorplan, a large yard and is suited to indoor and outdoor living year round. No detail missed, you'll appreciate the triple oversized garage, and quality finishing throughout the home. The open concept entertainers kitchen is equipped with fantastic appliances, timeless cabinetry and an oversized island. Welcoming you to gather, the expansive living room is finished to perfection with beautiful large windows providing plenty of natural light and an exquisite two-sided fireplace. Dine al fresco on the beautiful, generous sized patio which overlooks the generous yard featuring outdoor fire pit, gazebo, RV hookup and access to the pier. The main floor master suite includes large windows for those beautiful views, a walk-in closet and spa-like ensuite. A second bedroom/office, laundry and bathroom complete the main. Leading out from the breakfast nook is a brilliantly designed covered deck that allows you the opportunity to bbq year round or simply sit around a fire table and enjoy the peace and serenity that comes with this property. As you make your way down to the walkout basement, you will be in awe of the expansive family room that looks out to the covered concrete stamped patio, the dry bar



adjacent to the games area, two more bedrooms and a full bathroom. There is also plenty of storage in the large utility room. There is also opportunity to purchase an additional 3.66 acres complete with a cold storage shed that is adjoining this property (A2063064). If you've dreamed of lake life but want more space than your typical lake lot, then this is your opportunity to begin living life at the lake!

Built in 2011

### **Essential Information**

MLS® #	A2100043
Price	\$999,777
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,236
Acres	8.14
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	435058 Rng Rd 50
Subdivision	NONE
City	Rural Wainwright No. 61, M.D. of
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T0B 1K0

### **Amenities**

Parking Spaces	10
Parking	Parking Pad, RV Access/Parking, Triple Garage Attached

# of Garages	2
Is Waterfront	Yes

## Interior

Interior Features	Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Tray Ceiling(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer
Heating	High Efficiency, In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Double Sided, Gas, Great Room, Raised Hearth, Stone
Has Basement	Yes
Basement	Finished, Walk-Out

## Exterior

Exterior Features	Fire Pit, RV Hookup, Storage
Lot Description	Gazebo, Lake, Front Yard, Lawn, Many Trees, Private, Waterfront
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Wood

## Additional Information

Date Listed	January 4th, 2024
Days on Market	487
Zoning	RS

## Listing Details

Listing Office	RE/MAX BAUGHAN REALTY LTD.
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