

# \$859,900 - 22 53113 Rge Rd 44, Rural Parkland County

MLS® #E4424059

**\$859,900**

3 Bedroom, 2.50 Bathroom, 1,970 sqft  
Rural on 0.42 Acres

Ascot Beach, Rural Parkland County, AB

Step into the serene ambiance of Lake Wabamun. This bungalow beckons you to immerse yourself in the tranquil lakefront lifestyle. Wake up to the gentle embrace of the sun streaming through the expansive south-facing windows, offering uninterrupted views of the serene surroundings. Designed for family gatherings, the central kitchen with an island seamlessly connects to a spacious dining area and sprawling living space, adorned with a cozy fireplace and captivating panoramas. On an impeccably maintained half-acre lot, this residence has a 24x28 double garage, ensuring ample space for vehicles and outdoor gear. A maintenance-free exterior, frees you up to revel in the joys of lakeside living without the hassle of upkeep. Featuring 65 ft of prime lakefront, plus an additional 120 ft with a private drive leased from the county, this property promises boundless opportunities for relaxation.



Built in 2000

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4424059  |
| Price     | \$859,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,970                  |
| Acres          | 0.42                   |
| Year Built     | 2000                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 22 53113 Rge Rd 44    |
| Area        | Rural Parkland County |
| Subdivision | Ascot Beach           |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0E 2K0               |

### Amenities

|          |   |
|----------|---|
| Features | Crawl Space, Deck, Fire Pit, Lake Privileges, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows |
|----------|---|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | None, No Basement         |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Prefab   |
| Exterior Features | Backs Onto Lake, Beach Access, Boating, Corner Lot, Golf Nearby, Lake Access Property, Lake View, Low Maintenance Landscape, Recreation Use, Waterfront Property |
| Construction      | Prefab   |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed March 5th, 2025

Days on Market 45

Zoning Zone 93

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