



GRASSROOTS
REALTY GROUP

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**65052 Twp Rd 442 119 Ascot Drive
Rural Wainwright No. 61, M.D. of, Alberta**

MLS # A2216062



\$499,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,608 sq.ft.	Age:	1984 (41 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Asphalt, Double Garage Attached		
Lot Size:	3.14 Acres		
Lot Feat:	Landscaped, Many Trees		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	18-44-6-W4
Exterior:	Composite Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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*NOTE: Agreed Plumbing Incentive of \$8,000 if sold by August 15/2025. PRICED BELOW APPRAISED VALUE!! Nestled on a picturesque 3.17-acre lot with mature trees and private walking paths, this charming home offers a peaceful retreat with plenty of space to enjoy the outdoors - it's like living off the grid. Built in 1984 and offering 1,608 square feet of living on two levels. Main level features, office with built in book shelf, living room with n.g. fireplace, dining room, kitchen with island, 1/2 bath & laundry room. Second level features master bedroom, 4 pc bathroom, 2nd bedroom plus open loft/sitting area that could be turned into a 3rd bedroom. Basement is fully finished with family area additional bedroom & plenty of storage space. The home also offers an attached two car garage. The home has seen a number of important updates over the years, including shingles and a sunroom addition completed in 2005. Inside, you'll find triple-pane windows, a cozy gas fireplace, and a hot water system that contribute to both comfort and efficiency. The main bathroom has been tastefully renovated, and while the home is partially updated, there is still an opportunity for you to add your own personal touch. Step outside onto the deck to enjoy the serene setting, or take advantage of the circular paved driveway and the wiring already in place for a future hot tub. Whether you're looking for a quiet place to relax or a beautiful property to make your own, this home offers the best of both worlds.