



435058 Rng Rd 50  
Rural Wainwright No. 61, M.D. of, Alberta

MLS # A2276797



**\$980,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,236 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, RV Access/Parking, Triple Garage Attached		
<b>Lot Size:</b>	8.14 Acres		
<b>Lot Feat:</b>	Front Yard, Gazebo, Lake, Lawn, Many Trees, Private, Waterfront		

**Heating:** High Efficiency, In Floor, Forced Air, Natural Gas

**Water:** Private, Well

**Floors:** Carpet, Hardwood, Tile

**Sewer:** Septic Field, Septic Tank

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Stucco

**Zoning:** RS

**Foundation:** Wood

**Utilities:** -

**Features:** Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

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. 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!