



GRASSROOTS
REALTY GROUP

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44 Clear Lake
Rural Wainwright No. 61, M.D. of, Alberta

MLS # A2188010



\$684,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	1,152 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Owned, RV Access/Parking, Unpaved		
Lot Size:	0.72 Acre		
Lot Feat:	Front Yard, Irregular Lot, Landscaped, Many Trees, Private, See Remarks, W		

Heating:	Forced Air, Natural Gas	Water:	Drinking Water, Well
Floors:	Laminate, Vinyl Plank	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Clear Lake Residential Di
Foundation:	Piling(s), See Remarks	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities		

Inclusions: "Grey" pier sections will be included.

Don the flip-flops and fire up the boat! Welcome to the nicest beach front on Clear Lake! "#44 Clear Lake" is located just 20 minutes from Wainwright; 45 min. from Provost and only 10 from Edgerton! This property boasts a large (.72 acres) lot and features a 3 bedroom/2 full bath cottage plus functional "A frame" bunkhouse for a few extra guests (OK....the kids) to crash if needed! The east side location is awesome for the afternoon shade, a spectacular sunset view of the lake and the sandy beach out front is perfect for the family water volleyball match and snorkeling! The parking area is spacious with handy RV parking c/w hook-ups. You'll also notice a ranch style, wrap around deck with a mammoth, lake facing covered patio for the daily BBQ's, afternoon crib game or reading that book you've been putting off! After dark, enjoy the stars, the northern lights and the warmth from the fire as boats cruise by! Besides the summer memories, this property is set up for all 4 seasons, so that "Christmas at the lake" is definitely an option! And let's not forget the possibilities for ice fishing, skating, snowmobiling, quadding, etc, etc... This property enjoys a X-Large septic tank and a drilled water well! Nearby 4 season recreational properties are "few and far between", so don't let this memory builder slip by! Book a showing with your favourite realtor today!