

\$349,900 - 43 53113 Rge Road 44, Rural Parkland County

MLS® #E4426572

\$349,900

2 Bedroom, 1.00 Bathroom, 1,375 sqft

Rural on 0.26 Acres

Ascot Beach, Rural Parkland County, AB

LIVE AT THE LAKE!! This fully renovated is bungalow just a block off of Lake Wabuman in the beautiful sub division of Ascot Beach. Major upgrades in the last 5 years include triple pane windows, furnace(2025), Hot water tank, 2000 gallon septic tank and so much more. The open plan layout offers many options for entertaining, with an upgraded kitchen, including gas stove and newer appliances, and access to large deck overlooking the fully fenced yard. The wood stove will keep you warm and cozy on those cold winter nights. Lake access in the summer for swimming, boating and fishing or snowmobiling, snowshoeing, cross country skiing and Ice fishing. So many possibilities for active living.

Built in 1975

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4426572 |
| Price | \$349,900 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,375 |
| Acres | 0.26 |



| | |
|------------|------------------------|
| Year Built | 1975 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 43 53113 Rge Road 44 |
| Area | Rural Parkland County |
| Subdivision | Ascot Beach |
| City | Rural Parkland County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0E 2K0 |

Amenities

| | |
|----------|---------------------------------------------------------------------------------------|
| Features | Hot Water Natural Gas, Lake Privileges, Parking-Extra, Vaulted Ceiling, Vinyl Windows |
|----------|---------------------------------------------------------------------------------------|

Interior

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

Exterior

| | |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior | Wood |
| Exterior Features | Beach Access, Boating, Corner Lot, Fenced, Golf Nearby, Lake Access Property, Landscaped |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 20th, 2025 |
| Days on Market | 30 |
| Zoning | Zone 93 |

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