

# \$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	13
Zoning	Zone 93

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on April 2nd, 2025 at 4:02am MDT