

# **\$499,900 - 65052 Twp Rd 442 119 Ascot Drive, Rural Wainwright No. 61, M.D. of**

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MLS® #A2216062

**\$499,900**

4 Bedroom, 2.00 Bathroom, 1,608 sqft  
Residential on 3.14 Acres

NONE, Rural Wainwright No. 61, M.D. of, Alberta

\*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.

Built in 1984

### Essential Information

MLS® #	A2216062
Price	\$499,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,608
Acres	3.14
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	65052 Twp Rd 442 119 Ascot Drive
Subdivision	NONE
City	Rural Wainwright No. 61, M.D. of
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1T1

### Amenities

Parking Spaces	4
Parking	Asphalt, Double Garage Attached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer
Heating	In Floor, Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	None
Lot Description	Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 29th, 2025
Days on Market	57
Zoning	CR

### **Listing Details**

Listing Office	COLDWELLBANKER HOMETOWN REALTY
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