

# \$159,900 - 4320 Caribou Crescent, Wabasca

MLS® #A2227048

## \$159,900

2 Bedroom, 2.00 Bathroom, 1,114 sqft

Residential on 0.50 Acres

NONE, Wabasca, Alberta

Modern 2 Bedroom, 2 Bath Bungalow located in Caribou Crescent. Dark Kitchen cabinets are accented by the laminate flooring that runs into the Living/Dining area. Private covered deck off the kitchen over looks a green belt...great space for an outdoor oasis.

Primary

Bedroom has ample closet space and a 3 Pc Ensuite. Additional Bedroom and a 4 Pc Bath complete the main floor. The unfinished basement has

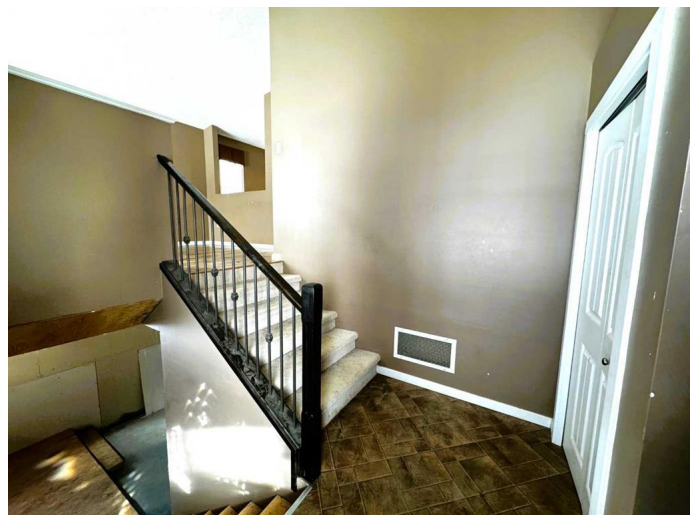
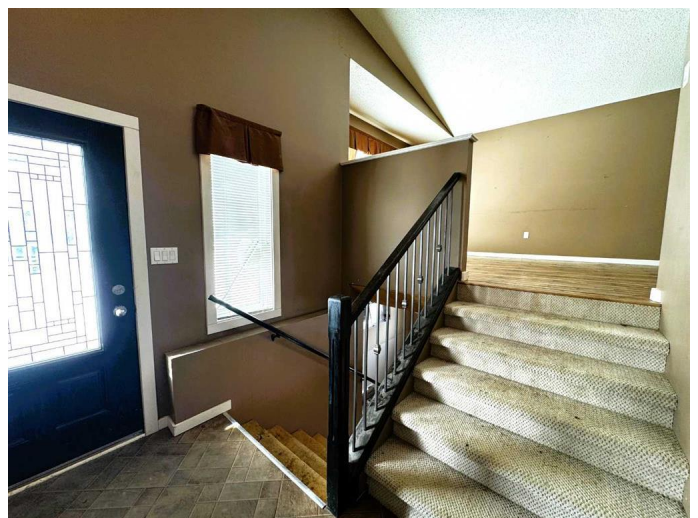
direct access to the side of the house...wide open to design your dream rec room and additional bedrooms. Wabasca has an 18 hole golf course,

Walking trails, Rec. Centre, great fishing, hunting and so much more. Located close to all the amenities of Wabasca, with other communities a short commute away.... Slave Lake 1.25 hrs, Athabasca 1.75 hrs and Edmonton 3.5. Great home for a first time Buyer, Investor or Empty Nester.

Built in 2014

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2227048  |
| Price      | \$159,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Square Footage | 1,114       |
| Acres          | 0.50        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 4320 Caribou Crescent       |
| Subdivision | NONE                        |
| City        | Wabasca                     |
| County      | Opportunity No. 17, M.D. of |
| Province    | Alberta                     |
| Postal Code | T0G 2K0                     |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 2                                                                              |
| Parking        | Gravel Driveway, Off Street                                                    |

### Interior

|                   |                                   |
|-------------------|-----------------------------------|
| Interior Features | Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | None                              |
| Heating           | Forced Air, Natural Gas           |
| Cooling           | None                              |
| Has Basement      | Yes                               |
| Basement          | Exterior Entry, Full, Unfinished  |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                                                           |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Low Maintenance Landscape, Pie Shaped Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                 |
| Construction      | ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame                                                       |
| Foundation        | ICF Block                                                                                                       |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 79             |
| Zoning         | R1B            |

### **Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | ROYAL LEPAGE PROGRESSIVE REALTY |
|----------------|---------------------------------|

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