



**GRASSROOTS**  
REALTY GROUP

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**2600 Gooseberry Lane  
Wabasca, Alberta**

**MLS # A2243596**



**\$256,000**

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	1,520 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Multiple Driveways		
Lot Size:	0.33 Acre		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Metal Frame, Vinyl Siding	Zoning:	R1A
Foundation:	Perimeter Wall, Pillar/Post/Pier	Utilities:	-
Features:	Jetted Tub, Storage, Vaulted Ceiling(s)		

**Inclusions:** N/A

Set on a spacious 1/3 acre lot, this beautifully maintained 20' wide mobile home offers the perfect blend of comfort and functionality. Step inside to find a bright, open-concept layout featuring huge windows that flood the space with natural light, and a stylish espresso kitchen complete with a gas stove—ideal for the home chef. Enjoy year-round comfort with central air conditioning, and relax outdoors on the covered deck, perfect for morning coffee or evening BBQs. The home features 3 bedrooms and 2 full baths, providing plenty of space for family or guests. Built on solid cement footings, this home offers peace of mind and lasting stability. Additional highlights include a detached garage, a concrete driveway, and a generous yard that gives you the space and privacy you crave. Whether you're downsizing, starting out, or just looking for a little more room to breathe, this property is a must-see.