



GRASSROOTS
REALTY GROUP

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2692 bambi st
Wabasca, Alberta

MLS # A2254024



\$250,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,495 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	1.00 Acre		
Lot Feat:	Back Yard, Cleared, Few Trees, Lawn, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1A
Foundation:	Piling(s)	Utilities:	-
Features:	Jetted Tub, Laminate Counters, Open Floorplan, Pantry		

Inclusions: n/a

Step into comfort and style, with this beautifully maintained 3-bedroom, 2-bath mobile home, where pride of ownership is evident in every detail. Perfectly situated on a peaceful 1-acre lot in a quiet neighborhood, this home offers the best of both worlds — country living with modern conveniences. Inside you will find an expansive master bedroom with a bonus room attached — ideal for a home office, nursery, or private lounge. As well as a 5-piece ensuite bath featuring a soaking tub, and dual sinks. Just down the hall is a bright, inviting kitchen with plenty of counter space for cooking and entertaining, plus a walk-in pantry for all your storage needs. From there it opens up to a spacious living room perfect for sitting by the wood fireplace with friends and family. You will also find two additional bedrooms and a full second bath for family or guests.