



**2330 Waskway Drive
Wabasca, Alberta**

MLS # A2296237



\$259,999

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,504 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Parking Pad		
Lot Size:	1.12 Acres		
Lot Feat:	Back Yard, Brush, Many Trees, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1A
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Storage		

Inclusions: n/a

Uncover an outstanding opportunity to own a beautiful 4 bedroom modular home positioned on a generous 1.12-acre parcel, featuring multiple attractive features. This property will surely capture your attention and become your perfect dwelling place! The home includes a secluded master bedroom, complemented by a walk-in closet and a 3 pc private bathroom. The alternate section contains three spacious bedrooms, utilizing a shared 4 pc bathroom located immediately opposite. These areas offer flexibility and comfort for household members or guests. The welcoming kitchen includes modern fixtures, abundant storage capacity, and a functional central island. Set on a 1.12-acre parcel, this residence provides ample space for exterior activities, cultivating a yard, or prospective future expansions to match your preferences.