



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**2330 Waskway Drive
Wabasca, Alberta**

MLS # A2185362



\$256,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,504 sq.ft.	Age:	2010 (15 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: 12x14 Shed and out buildings

Discover an exceptional chance to acquire a stunning 4 bedroom modular residence situated on an impressive 1.12-acre plot, offering numerous appealing amenities. This remarkable property is destined to catch your eye and transform into your ideal living space! The residence features a private primary bedroom, enhanced by a walk-in wardrobe and a 3 pc ensuite bathroom. The opposite wing houses three well-proportioned bedrooms, sharing a convenient 4 pc bathroom situated directly across. These spaces provide adaptability and relaxation for family or visitors. The inviting kitchen comes equipped with contemporary appliances, plentiful cabinet space, and a practical center island. Positioned on an expansive 1.12-acre lot, this property delivers extensive room for outdoor pursuits, maintaining a garden, or potential future additions to suit your vision.