



**GRASSROOTS**  
REALTY GROUP

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800 mistassiniy Road  
Wabasca, Alberta

MLS # A2225778



**\$90,000**

|           |                                                                  |        |                   |
|-----------|------------------------------------------------------------------|--------|-------------------|
| Division: | NONE                                                             |        |                   |
| Type:     | Residential/House                                                |        |                   |
| Style:    | Acreage with Residence, Bungalow                                 |        |                   |
| Size:     | 1,020 sq.ft.                                                     | Age:   | 1979 (47 yrs old) |
| Beds:     | 2                                                                | Baths: | 1                 |
| Garage:   | Off Street                                                       |        |                   |
| Lot Size: | 4.37 Acres                                                       |        |                   |
| Lot Feat: | Few Trees, Front Yard, Irregular Lot, Lake, No Neighbours Behind |        |                   |

|             |                         |            |   |
|-------------|-------------------------|------------|---|
| Heating:    | Forced Air, Natural Gas | Water:     | - |
| Floors:     | Laminate, Linoleum      | Sewer:     | - |
| Roof:       | Asphalt Shingle         | Condo Fee: | - |
| Basement:   | None                    | LLD:       | - |
| Exterior:   | Wood Frame, Wood Siding | Zoning:    | 1 |
| Foundation: | Poured Concrete         | Utilities: | - |
| Features:   | Storage                 |            |   |

|             |     |
|-------------|-----|
| Inclusions: | N/A |
|-------------|-----|

Breathtaking views of Wabasca Lake from this quaint two bedroom home on Mistassiniy Road. Home sits on 4.52 acres, has an enclosed carport, maple trees, cherry trees, and a large shed. Can be bought with neighbouring 8 acre parcel or by itself.