



GRASSROOTS
REALTY GROUP

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**4230 Caribou Crescent
Wabasca, Alberta**

MLS # A2303183



\$278,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	3,422 sq.ft.	Age:	2012 (14 yrs old)
Beds:	6	Baths:	7
Garage:	Gravel Driveway, Off Street		
Lot Size:	0.35 Acre		
Lot Feat:	Back Yard, Interior Lot, Irregular Lot, Lawn		

Heating:	Boiler, Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Mixed	Zoning:	R1A
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, High Ceilings, Jetted Tub, Laminate Counters, Natural Woodwork, Pantry, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

Custom Build 6 Bedroom, 7 Bath home in the desired neighbourhood of Caribou Crescent. From the moment you step through the front door you'll be wowed by the grander in the spacious foyer that opens the kitchen and dining room, complete with maple cabinets, ceramic back splash and a lg pantry. Living Room over looks the new deck and spacious backyard. 3 Bedrooms with Ensuites, a 4 Pc Bath, Laundry Room and Utility Room complete the main floor. Stunning curved staircase with stone features leads to the upper floor Family Room. Great space for the kids, that over looks the Living Room. You'll find a 2nd Primary Bedroom with a 3 Pc Ensuite and 2 Additional Bedrooms, each with their own 3 Pc Ensuites. This home is a testament to modern design and convenience, located close to the Lake, Airport, Golf Course, Recreation Centre, Walking Trail, Schools and Shopping.