



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**4320 Caribou Crescent  
Wabasca, Alberta**

**MLS # A2309824**



**\$139,900**

|                  |                                                                              |               |                   |
|------------------|------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                                         |               |                   |
| <b>Type:</b>     | Residential/House                                                            |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bi-Level                                             |               |                   |
| <b>Size:</b>     | 1,114 sq.ft.                                                                 | <b>Age:</b>   | 2014 (12 yrs old) |
| <b>Beds:</b>     | 2                                                                            | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Gravel Driveway, Off Street                                                  |               |                   |
| <b>Lot Size:</b> | 0.50 Acre                                                                    |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Front Yard, Lawn, Pie Shaped Lot, Street Light |               |                   |

|                    |                                                           |                   |     |
|--------------------|-----------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Floor Furnace, Natural Gas                                | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum                                | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                           | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                      | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R1B |
| <b>Foundation:</b> | ICF Block                                                 | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Laminate Counters, Vinyl Windows                          |                   |     |
| <b>Inclusions:</b> | N/A                                                       |                   |     |

Modern 2 Bedroom, 2 Bath Bungalow located in Caribou Crescent. Dark Kitchen cabinets are accented by the laminate flooring that runs into the Living/Dining area. Private covered deck off the kitchen over looks a green belt...great space for an outdoor oasis. Primary Bedroom has ample closet space and a 3 Pc Ensuite. Additional Bedroom and a 4 Pc Bath complete the main floor. The unfinished basement has direct access to the side of the house...wide open to design your dream rec room and additional bedrooms. Wabasca has an 18 hole golf course, Walking trails, Rec. Centre, great fishing, hunting and so much more. Located close to all the amenities of Wabasca, with other communities a short commute away.... Slave Lake 1.25 hrs, Athabasca 1.75 hrs and Edmonton 3.5. Great home for a first time Buyer, Investor or Empty Nester.