



GRASSROOTS
REALTY GROUP

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**2761 Bambi Street
Wabasca, Alberta**

MLS # A2334886



\$320,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,981 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad, RV Garage		
Lot Size:	1.93 Acres		
Lot Feat:	Brush		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt, Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	R1A
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), French Door, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance		

Inclusions: 2X FRIDGE IN SHOP AND SUITE, HOME FURNISHINGS

Acreage Living with Family Suite, Shop & Cottage! Welcome to 2761 Bambi Street in Wabasca — a unique 1.93-acre property offering space, versatility, and plenty of possibilities! This property features a 3-bedroom main home with an attached 2-bedroom suite, making it ideal for extended family, rental income*with municipal application, or a home-based lifestyle. The property also includes a charming 1.5-storey loft-style cottage, perfect for guests, a creative studio, home office, or additional living space. Outside, there is room to enjoy the privacy and freedom of acreage living, with multiple sheds for storage and a massive 1,600 sq. ft. heated shop complete with a convenient 2-piece bathroom. Whether you're a tradesperson, hobbyist, entrepreneur, or simply need room for toys and equipment, this shop is a standout feature. Set on nearly two acres in Wabasca, this property combines residential living, additional accommodation, incredible workspace, and acreage privacy — all in one package. Bring your ideas and make this property your own!