



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2704 Blueberry Street
Wabasca, Alberta

MLS # A2337053



\$479,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,437 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Gravel		
Lot Size:	0.78 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cleared, Front Yard, Gazebo, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Water
Features:	Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Basement Appliances: Fridge, Electric Cook Top, OTR Microwave/Hood Fan, Washer, Dryer. Guest Cottage Appliances: Fridge, Electric Range, OTR Microwave/Hood Fan, Dishwasher, Washer, Dryer. All Light Fixtures, Window Blinds, Ceiling Fans w/Applicable Remotes, TV Wall Mounts, Bar Stools, Fire Pit & Gazebo

RARE Find....2 Storey Home with Basement Suite and Guest Cottage on .78 Acre parcel in Wabasca. Front veranda opens to a Spacious Foyer with Garage Access and a Convenient Study, or 5th Bedroom. Moving to the back of the house...you'll find the open concept Living Room, with Dining and Kitchen that opens onto the large back deck for entertaining. The kitchen has dark cabinets, Stainless Steel Appliances, a large Island with Farm Sink and raised Eating Bar. Living Room Features a Gas Fireplace for those chilly days. Finishing off the main level is a 2 Pc bath. Upstairs is a Lg Bonus Room over the 2 Car Garage, a Primary Bedroom with Walk-In Closet and 5 Pc Ensuite. 2 Additional Bedrooms, a 4 Pc Bath and Laundry Room complete this level. The basement with plenty of natural light, is set up for additional living; with a separate entry from the Garage. The open concept living space has 1 Bedroom with a Walk-In closet, a 3 Pc Bath, Laundry under the stairs and a Wet Bar with Cooktop Stove, OTR Microwave and Fridge. Cozy Guest Cottage at the back of the property features a wraparound Deck. Open Concept Living Room with Kitchen and Dining Area. 2 Bedrooms and a 4 Pc Bath. 2 Car Garage with extra storage has direct access to the main level and basement. The property is beautifully landscaped with mature trees, lawn and flowering perennials. Wabasca is a great community....it has a beautiful lake, offering Water Sports and Fishing, an 18 hole Golf Course with clubhouse. There's Walking Trails, Rec Centre/Swimming Pool, Hospital, Schools and local amenities. Located 1.25 hrs from Slave Lake, 2 hrs to Athabasca and 3.5 to Edmonton. Add this gem to your must see homes in Wabasca AB.