



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

890 Pelican Road
Wabasca, Alberta

MLS # A2349997

\$425,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	2,090 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	2
Garage:	RV Access/Parking		
Lot Size:	0.63 Acre		
Lot Feat:	Beach, Cleared, Lake, Landscaped, Waterfront		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Other
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

WATERFRONT LIVING AT SANDY LAKE! This Impressive 2,090 sq ft, 4-bedroom, 2-bath home sits on approx. 1/2 acre with the lake right outside your door! Spacious and inviting with 2 separate living rooms, Fireplace, Central A/C, high-efficiency furnace with HRV, natural gas, community water & sewer and Fibre-Optic high-speed internet currently being installed. Built on steel screw piles and designed for comfortable year-round living. Outside offers parking for numerous vehicles and RV's Plus a 30-amp RV hookup and RV Sani-Dump—Perfect for Family and Guests. Enjoy Fantastic Pike, Walleye & Perch fishing, ice fishing from your backyard, nearby RV trails and incredible hunting country. Approx. 30 minutes from Wabasca and 3 hours north of Edmonton. Whether you're looking for a full-time home, family lake retreat or recreational getaway, this Property Delivers!