

# \$199,999 - 2756 Strawberry Lane, Wabasca

MLS® #A2186575

**\$199,999**

3 Bedroom, 1.00 Bathroom, 996 sqft  
Residential on 2.45 Acres

NONE, Wabasca, Alberta

If you're looking for affordable acreage living then look no further than this beautiful 2.45 acre property on Strawberry Lane! Surrounded by large trees along the perimeter and almost completely hidden from the main road, you'll immediately appreciate how private yet expansive the yard is. Coming through the gate, a long driveway leads you up to the house and the oversized 46x35' garage that is so big you could comfortably park 2 vehicles and still have room to work. With an additional 3pc bathroom (and its own hot water tank), wood burning stove and multiple storage benches this shop provides a space for year round tinkering on tools and toys. Multiple storage sheds, a greenhouse and wide-open spaces provide an opportunity for your family to grow and enjoy that small town living. Into the house you'll enter the laundry/boot room addition before stepping into a well maintained, brightly lit 3 bed/1 bath home. With an open concept kitchen/living room layout and breakfast bar, there is an additional entrance off the living room with a conveniently located south-facing deck, perfect for sunny bbqs and entertaining friends and family. Don't let this opportunity for acreage living pass you by!

Built in 1993

## Essential Information

MLS® #

A2186575



Price	\$199,999
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	996
Acres	2.45
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Mobile
Status	Active

### **Community Information**

Address	2756 Strawberry Lane
Subdivision	NONE
City	Wabasca
County	Opportunity No. 17, M.D. of
Province	Alberta
Postal Code	T0G2B0

### **Amenities**

Parking	Double Garage Detached, Driveway, Front Drive, Heated Garage, Insulated, Oversized, Workshop in Garage
# of Garages	4

### **Interior**

Interior Features	Breakfast Bar
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Other, Wood Burning Stove
Basement	None

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Many Trees, Open Lot, Private, No Neighbours Behind, Treed

Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Block

### **Additional Information**

Date Listed	January 13th, 2025
Days on Market	99
Zoning	R1A

### **Listing Details**

Listing Office	CENTURY 21 NORTHERN REALTY
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