

# \$169,900 - 4320 Caribou Crescent, Wabasca

MLS® #A2191754

**\$169,900**

2 Bedroom, 2.00 Bathroom, 1,114 sqft  
Residential on 0.50 Acres

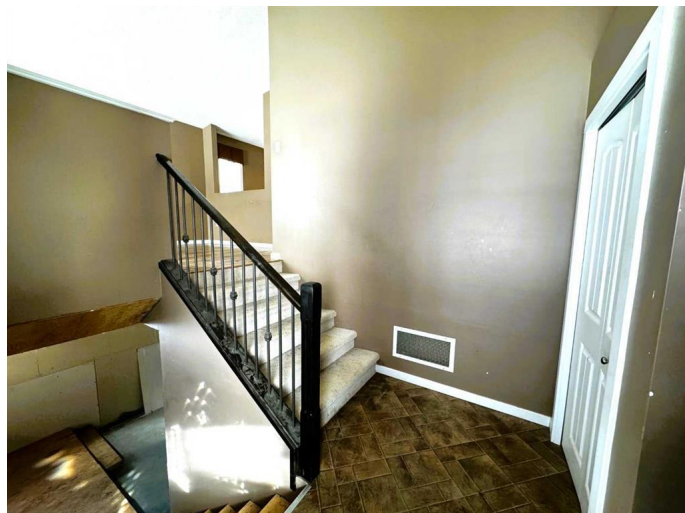
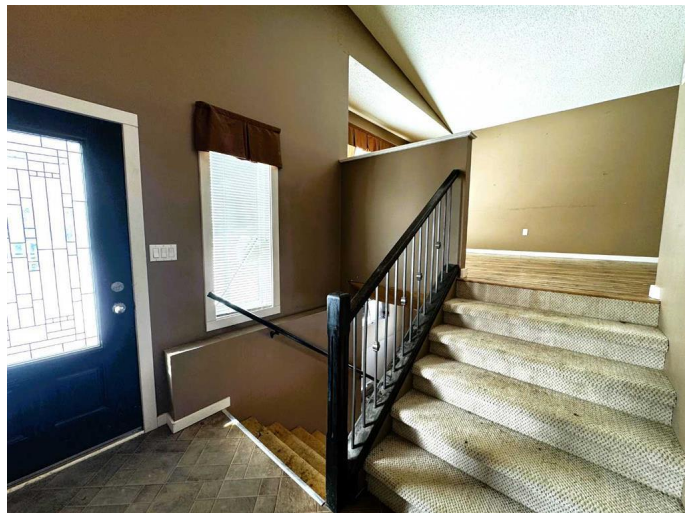
NONE, Wabasca, Alberta

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.

Built in 2014

## Essential Information

MLS® #	A2191754
Price	\$169,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,114
Acres	0.50
Year Built	2014



Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	4320 Caribou Crescent
Subdivision	NONE
City	Wabasca
County	Opportunity No. 17, M.D. of
Province	Alberta
Postal Code	T0G 2K0

### **Amenities**

Parking Spaces	2
Parking	Gravel Driveway, Off Street

### **Interior**

Interior Features	Vaulted Ceiling(s), Vinyl Windows
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Irregular Lot, Street Lighting, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, ICFs (Insulated Concrete Forms)
Foundation	ICF Block

### **Additional Information**

Date Listed	February 1st, 2025
Days on Market	81
Zoning	R1B

### **Listing Details**

Listing Office	ROYAL LEPAGE PROGRESSIVE REALTY
----------------	---------------------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.