

# \$159,900 - 4320 Caribou Crescent, Wabasca

MLS® #A2227048

**\$159,900**

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

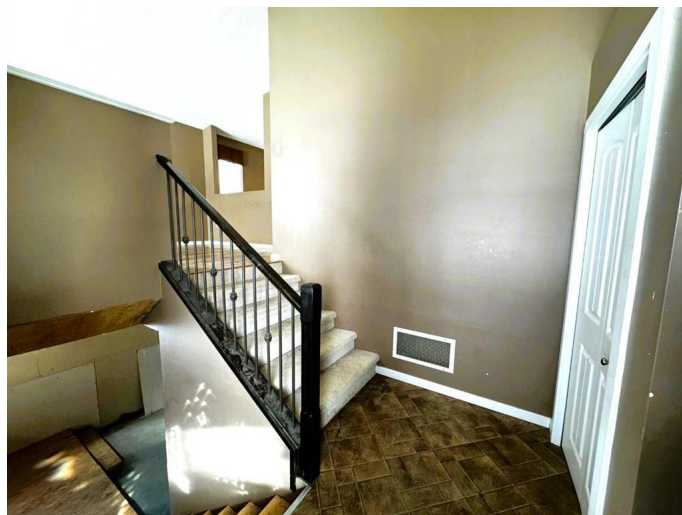
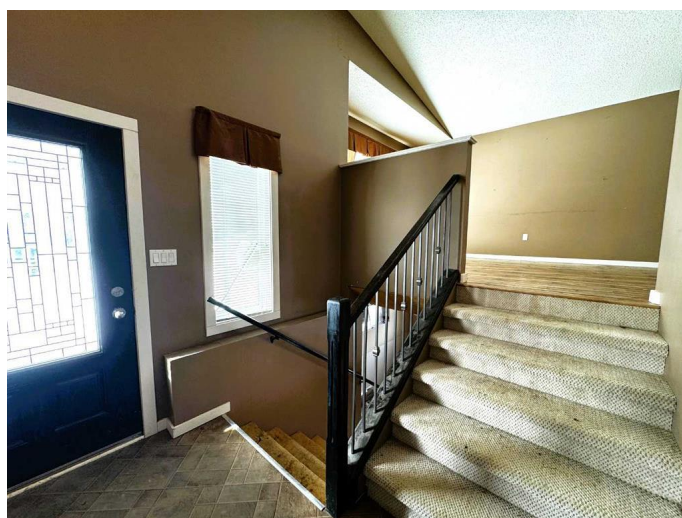
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Price \$159,900

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**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
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	Exterior Entry, Full, Unfinished

### **Exterior**

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

### **Additional Information**

Date Listed	June 2nd, 2025
Days on Market	43
Zoning	R1B

### **Listing Details**

Listing Office	ROYAL LEPAGE PROGRESSIVE REALTY
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