

800 mistassiniy Road  
Wabasca, Alberta

MLS # A2225778



**\$90,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow                                 |               |                   |
| <b>Size:</b>     | 1,020 sq.ft.   | <b>Age:</b>   | 1979 (47 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street   |               |                   |
| <b>Lot Size:</b> | 4.37 Acres   |               |                   |
| <b>Lot Feat:</b> | Few Trees, Front Yard, Irregular Lot, Lake, No Neighbours Behind |               |                   |

|                    |                         |                   |   |
|--------------------|-------------------------|-------------------|---|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | - |
| <b>Floors:</b>     | Laminate, Linoleum      | <b>Sewer:</b>     | - |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | - |
| <b>Basement:</b>   | None                    | <b>LLD:</b>       | - |
| <b>Exterior:</b>   | Wood Frame, Wood Siding | <b>Zoning:</b>    | 1 |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | - |
| <b>Features:</b>   | Storage                 |                   |   |

**Inclusions:** N/A

Breathtaking views of Wabasca Lake from this quaint two bedroom home on Mistassiniy Road. Home sits on 4.52 acres, has an enclosed carport, maple trees, cherry trees, and a large shed. Can be bought with neighbouring 8 acre parcel or by itself.