

**4230 caribou crescernt**  
**Wabasca, Alberta**

**MLS # A2270688**



**\$325,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,422 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	7
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.35 Acre		
<b>Lot Feat:</b>	Back Yard, Cleared, Rectangular Lot		

<b>Heating:</b>	Boiler, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Piling(s), Wood	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Laminate Counters, Open Floorplan, Pantry, Storage		

**Inclusions:** n/a

Experience the pinnacle of luxury living in this expansive 6-bedroom, 7-bathroom modern home, where every room offers a generous expanse of space and comfort. The residence boasts a brand-new deck for outdoor entertainment and relaxation, complemented by freshly installed shingles that enhance both the aesthetic appeal and durability of the home. Each bedroom is a masterful retreat, complete with its own private bathroom, offering a sanctuary for family members and guests alike. The heart of the home is the state-of-the-art kitchen, which flows seamlessly into the living areas, creating an open and inviting atmosphere for social gatherings or tranquil evenings. This home is a testament to modern design and convenience, set in a desirable location that promises a lifestyle of ease and sophistication. With its thoughtful layout and high-end finishes, this property is not just a house, but a statement of elegance and style.