

2756 Strawberry Lane
Wabasca, Alberta

MLS # A2186575



\$139,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home		
Size:	996 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached, Driveway, Front Drive, Heated Garage, Insulated, C		
Lot Size:	2.45 Acres		
Lot Feat:	Back Yard, Front Yard, Lawn, Many Trees, No Neighbours Behind, Open Lot,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Siding	Zoning:	R1A
Foundation:	Block	Utilities:	-
Features:	Breakfast Bar		

Inclusions: n/a

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 it's 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/1bath 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 bbq's and entertaining friends and family. Don't let this opportunity for acreage living pass you by!