\$399,900 - 2584 Auger Road, Wabasca

MLS® #A2233293

\$399,900

6 Bedroom, 3.00 Bathroom, 1,625 sqft Residential on 0.75 Acres

NONE, Wabasca, Alberta

Located on Wabasca Lake, known for some of the best fishing in Northern Alberta and amazing sunsets, this fully finished two-storey home offers a practical and welcoming layout perfect for local families or anyone seeking a good rental investment property. With six bedrooms and three full bathrooms, there's plenty of room to grow, host, and relax. The main floor features a spacious kitchen and dining area that leads to a spacious living room. A bonus flex room, only a few stairs down from the kitchen, provides valuable additional space. Whether you need a kids' playroom, a quiet home office, or a cozy den, this versatile room can adapt to your needs. Upstairs, you'II find well-sized bedrooms and a full bathroom with a soaker tub, with thoughtful details that make day-to-day living comfortable. Outside, the detached double garage and paved driveway offer functionality and convenience, especially during winter months. The bonus of this street, however, is the lakefront settingâ€"perfect for boating, fishing, or simply enjoying peaceful views from your backyard. Wabasca is a growing community in Northern Alberta with a solid foundation in oil and gas, forestry, and emerging tourism. Local amenities include the Lakeview Sports Centre, Marian Wolitiski Arena, Eagle Point Golf Course, and several parks, trails, and recreational areas. Families will appreciate access to schools from Kâ€"12, Northern Lakes College, and a full range of healthcare services at the







Wabasca/Desmarais Health Care Centre. With a strong sense of community, year-round outdoor recreation, and a stable local economy, Wabasca offers a balanced lifestyle that combines nature, comfort, and opportunity. Whatever your needs are, this lakefront home delivers space and function in one of Northern Alberta's most naturally beautiful and resource-rich regions.

Built in 2008

Essential Information

MLS® # A2233293 Price \$399,900

Bedrooms 6

Bathrooms 3.00

Full Baths 3

Square Footage 1,625

Acres 0.75 Year Built 2008

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 2584 Auger Road

Subdivision NONE

City Wabasca

County Opportunity No. 17, M.D. of

Province Alberta
Postal Code T0G 2K0

Amenities

Parking Spaces 6

Parking Asphalt, Double Garage Detached

of Garages 2

Interior

Interior Features Storage, Vinyl Windows

Appliances Dishwasher, Dryer, Refrigerator, Stove(s), Washer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Other
Lot Description Lake

Roof Asphalt

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 23rd, 2025

Days on Market 134
Zoning R1

Listing Details

Listing Office ROYAL LEPAGE COUNTY REALTY

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