

# \$149,900 - 4320 Caribou Crescent, Wabasca

MLS® #A2254342

**\$149,900**

2 Bedroom, 2.00 Bathroom, 1,114 sqft

Residential on 0.50 Acres

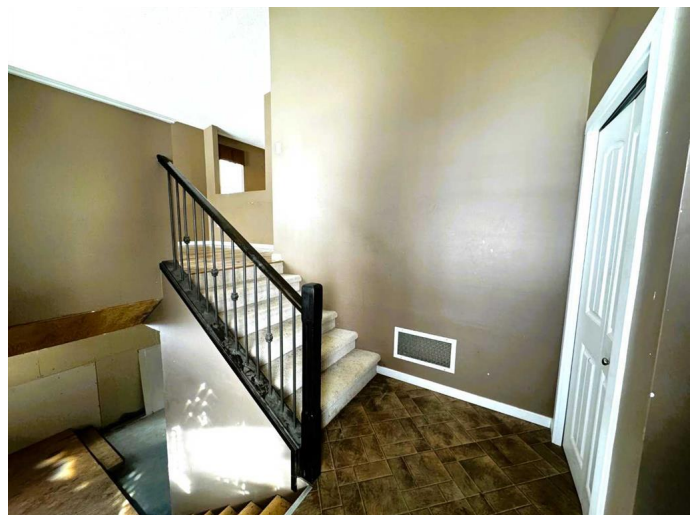
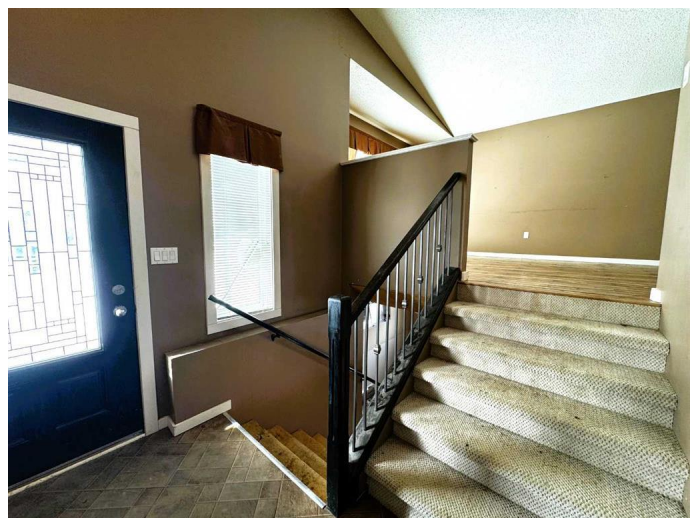
NONE, Wabasca, Alberta

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

|                |           |
|----------------|-----------|
| MLS® #         | A2254342  |
| Price          | \$149,900 |
| 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

|                |                                          |
|----------------|------------------------------------------|
| Parking Spaces | 2                                        |
| Parking        | Gravel Driveway, Off Street, Parking Pad |

### Interior

|                   |                                   |
|-------------------|-----------------------------------|
| Interior Features | Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | None                              |
| Heating           | Forced Air, Natural Gas           |
| Cooling           | None                              |
| Has Basement      | Yes                               |
| Basement          | Full                              |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                                            |
| Lot Description   | Back Yard, Front Yard, Low Maintenance Landscape, Street Lighting, Backs on to Park/Green Space, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                                                                 |
| Construction      | Vinyl Siding, Wood Frame, ICFs (Insulated Concrete Forms)                                                       |
| Foundation        | ICF Block                                                                                                       |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 60                  |
| Zoning         | R1B                 |

### Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | ROYAL LEPAGE PROGRESSIVE REALTY |
|----------------|---------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.