

# \$350,000 - 2763 Neewatin Drive, Wabasca

MLS® #A2191553

**\$350,000**

5 Bedroom, 3.00 Bathroom, 1,103 sqft

Residential on 0.96 Acres

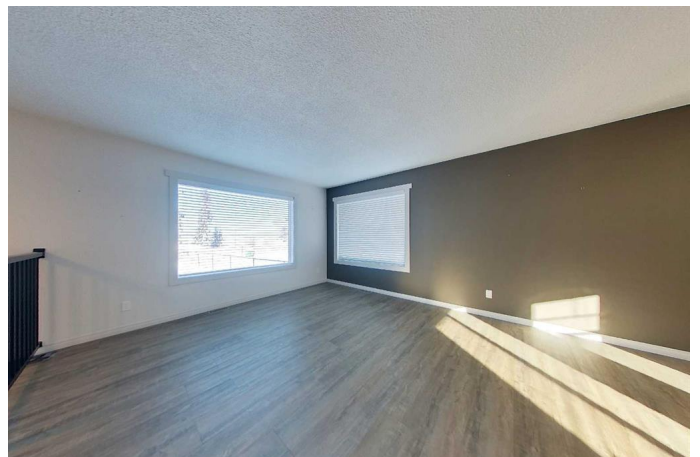
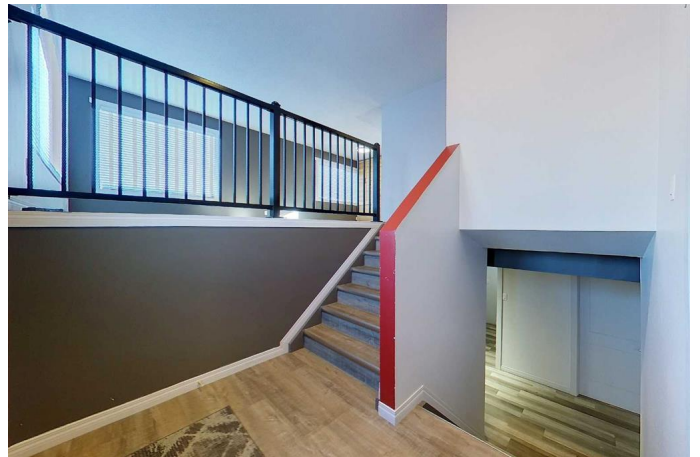
NONE, Wabasca, Alberta

Wow, you need to see this house in Wabasca that boasts an expansive lake view that is right across the street, simply a beautiful place to enjoy inside and out. Almost one acre of land fenced in nice black chain link cross fenced down the center to separate a wooded dog run area. Detached garage and plenty of parking. Inside has had so many renovations including the kitchen and flooring. 3 bedrooms upstairs, another downstairs, 3 bathrooms including a primary ensuite. Nice dining area off the kitchen with entrance onto the wrap around deck that lets you enjoy all this beautiful property from backyard, to side yard, to the front, so beautiful and private. The basement is fully finished, sports a wood pellet stove, and provides a spacious open concept design. Don't miss this house, it needs to be seen to be truly appreciated.

Built in 1996

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2191553  |
| Price          | \$350,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,103     |
| Acres          | 0.96      |



|            |             |
|------------|-------------|
| Year Built | 1996        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bi-Level    |
| Status     | Active      |

### **Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 2763 Neewatin Drive         |
| Subdivision | NONE                        |
| City        | Wabasca                     |
| County      | Opportunity No. 17, M.D. of |
| Province    | Alberta                     |
| Postal Code | T0G2K0                      |

### **Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Parking Pad, Single Garage Detached |
| # of Garages   | 1                                   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Soaking Tub, Storage, Tankless Hot Water  |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Basement, Pellet Stove  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Dog Run, Storage   |
| Lot Description   | Back Yard, Cleared, Dog Run Fenced In, Few Trees, Front Yard, Lawn |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Wood   |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 4th, 2025 |
| Days on Market | 144                |
| Zoning         | R1A                |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | CENTURY 21 NORTHERN REALTY |
|----------------|----------------------------|

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