

# \$139,900 - 2756 Strawberry Lane, Wabasca

MLS® #A2186575

**\$139,900**

3 Bedroom, 1.00 Bathroom, 996 sqft

Residential on 2.45 Acres

NONE, Wabasca, Alberta

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!

Built in 1993

## Essential Information

MLS® #

A2186575



|                |                                |
|----------------|--------------------------------|
| Price          | \$139,900                      |
| Bedrooms       | 3                              |
| Bathrooms      | 1.00                           |
| Full Baths     | 1                              |
| Square Footage | 996                            |
| Acres          | 2.45                           |
| Year Built     | 1993                           |
| Type           | Residential                    |
| Sub-Type       | Detached                       |
| Style          | Acreage with Residence, Mobile |
| Status         | Active                         |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 2756 Strawberry Lane        |
| Subdivision | NONE                        |
| City        | Wabasca                     |
| County      | Opportunity No. 17, M.D. of |
| Province    | Alberta                     |
| Postal Code | T0G2B0                      |

### Amenities

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Parking      | Double Garage Detached, Driveway, Front Drive, Heated Garage, Insulated, Oversized, Workshop in Garage |
| # of Garages | 4                                                                                                      |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Breakfast Bar                                          |
| Appliances        | Dishwasher, Refrigerator, Electric Stove, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None                                                   |
| Fireplace         | Yes                                                    |
| # of Fireplaces   | 1                                                      |
| Fireplaces        | Other, Wood Burning Stove                              |
| Basement          | None                                                   |

### Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard                                                                   |
| Lot Description   | Back Yard, No Neighbours Behind, Front Yard, Lawn, Many Trees, Open Lot, Private, Treed |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Wood Siding     |
| Foundation   | Block           |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 13th, 2025 |
| Days on Market | 218                |
| Zoning         | R1A                |

### **Listing Details**

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

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