

# \$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	92
Zoning	R1A

## **Listing Details**

Listing Office	CENTURY 21 NORTHERN REALTY
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