

# \$204,900 - 2135 Mistassiniy Road N, Wabasca

MLS® #A2202290

**\$204,900**

2 Bedroom, 2.00 Bathroom, 1,135 sqft

Residential on 2.01 Acres

NONE, Wabasca, Alberta

Here's a great property along Mistassiniy Road in the town of Wabasca. 2.01 acres with a nice 2 bedroom, 2 bathroom home designed around comfort and style. Out front is a former charismatic store / coffee shop. A great opportunity for the business minded individual who wants to be independent. The home has upgraded flooring amongst in upgrades. The primary bedroom has a huge 5 pc ensuite bath with dual sinks and the soaker tub. Great back yard with lots of mature trees for your privacy and a nice deck to enjoy it on. With former commercial approval, this provides an abundance of possibilities.

Built in 1989

## Essential Information

MLS® #	A2202290
Price	\$204,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,135
Acres	2.01
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

## Community Information



Address	2135 Mistassiniy Road N
Subdivision	NONE
City	Wabasca
County	Opportunity No. 17, M.D. of
Province	Alberta
Postal Code	T0G2K0

### Amenities

Parking Spaces	10
Parking	Off Street, Oversized, Concrete Driveway

### Interior

Interior Features	Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Soaking Tub, Laminate Counters, Skylight(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Basement	None

### Exterior

Exterior Features	Other
Lot Description	Creek/River/Stream/Pond, Lake, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Block

### Additional Information

Date Listed	March 18th, 2025
Days on Market	37
Zoning	R1A

### Listing Details

Listing Office	CENTURY 21 NORTHERN REALTY
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