

# \$119,900 - 2646 Neewatin Drive, Wabasca

MLS® #A2158293

**\$119,900**

2 Bedroom, 1.00 Bathroom, 806 sqft

Residential on 0.16 Acres

NONE, Wabasca, Alberta

Charming and well-maintained, this adorable lakefront home in Wabasca, Alberta, features 2 bedrooms, 1 bathroom, and over 800 square feet of cozy living space. Nestled on a private lot, waterfront, it's an ideal retreat. Start your day with peaceful mornings and coffee on the back deck or enjoy evening BBQs with friends. Fully serviced with town utilities, the property is conveniently located near the boat launch and just a few kilometers from Eagle Point Golf Course. Seize the opportunity in today's market to make this beautiful lakefront home your own.

Built in 1991

## Essential Information

MLS® #	A2158293
Price	\$119,900
Sold Price	\$110,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	806
Acres	0.16
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Sold



## Community Information

Address	2646 Neewatin Drive
Subdivision	NONE
City	Wabasca
County	Opportunity No. 17, M.D. of
Province	Alberta
Postal Code	T0G 2K0

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Driveway, Parking Pad
Is Waterfront	Yes
Waterfront	Lake Front

## Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Natural Woodwork, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard, Rain Gutters
Lot Description	Low Maintenance Landscape, Private, Waterfront
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Piling(s)

## Additional Information

Date Listed	August 13th, 2024
Date Sold	September 21st, 2024
Days on Market	36
Zoning	R1A
HOA Fees	0.00

## Listing Details

Listing Office

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