

**800 mistassiniy Road  
Wabasca, Alberta**

**MLS # A2225778**

**\$90,000**



<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Acreage with Residence, Bungalow	
<b>Size:</b>	1,020 sq.ft.	<b>Age:</b> 1979 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b> 1
<b>Garage:</b>	Off Street	
<b>Lot Size:</b>	4.37 Acres	
<b>Lot Feat:</b>	Few Trees, Front Yard, Irregular Lot, Lake, No Neighbours Behind	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		
<b>Inclusions:</b>	N/A		

Breathtaking views of Wabasca Lake from this quaint two bedroom home on Mistassiniy Road. Home sits on 4.52 acres, has an enclosed carport, maple trees, cherry trees, and a large shed. Can be bought with neighbouring 8 acre parcel or by itself.