

**4230 caribou crescernt  
Wabasca, Alberta**

**MLS # A2270688**



**\$325,000**

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                |               |                   |
| <b>Type:</b>     | Residential/House                   |               |                   |
| <b>Style:</b>    | 2 Storey                            |               |                   |
| <b>Size:</b>     | 3,422 sq.ft.                        | <b>Age:</b>   | 2012 (14 yrs old) |
| <b>Beds:</b>     | 6                                   | <b>Baths:</b> | 7                 |
| <b>Garage:</b>   | Parking Pad                         |               |                   |
| <b>Lot Size:</b> | 0.35 Acre                           |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cleared, Rectangular Lot |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Boiler, Forced Air   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl Plank  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Crawl Space  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                       | <b>Zoning:</b>    | R1A |
| <b>Foundation:</b> | Piling(s), Wood  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Jetted Tub, Laminate Counters, Open Floorplan, Pantry, Storage |                   |     |

**Inclusions:** n/a

Experience the pinnacle of luxury living in this expansive 6-bedroom, 7-bathroom modern home, where every room offers a generous expanse of space and comfort. The residence boasts a brand-new deck for outdoor entertainment and relaxation, complemented by freshly installed shingles that enhance both the aesthetic appeal and durability of the home. Each bedroom is a masterful retreat, complete with its own private bathroom, offering a sanctuary for family members and guests alike. The heart of the home is the state-of-the-art kitchen, which flows seamlessly into the living areas, creating an open and inviting atmosphere for social gatherings or tranquil evenings. This home is a testament to modern design and convenience, set in a desirable location that promises a lifestyle of ease and sophistication. With its thoughtful layout and high-end finishes, this property is not just a house, but a statement of elegance and style.