

# \$120,000 - 770 Cardinal Crescent, Wabasca

MLS® #A2200670

**\$120,000**

3 Bedroom, 1.00 Bathroom, 931 sqft

Residential on 1.13 Acres

NONE, Wabasca, Alberta

This home offers a perfect balance between peacefulness and convenience, nestled in a tranquil setting which showcases a partial view of the lake. This cozy house features 3 bedrooms with ample space for a small family or individuals looking for a comfortable living space. The cute little kitchen is not only adorable but also functional, offering a space for preparing meals. The 1.13 acres surrounding the house provide plenty of room for outdoor activities, gardening, or simply enjoying nature at its finest. The semi-private setting ensures your peace and privacy. You'll also be delighted to see a partial view of the lake.

Built in 1990

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2200670    |
| Price          | \$120,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 931         |
| Acres          | 1.13        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |



## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 770 Cardinal Crescent       |
| Subdivision | NONE                        |
| City        | Wabasca                     |
| County      | Opportunity No. 17, M.D. of |
| Province    | Alberta                     |
| Postal Code | T0G2K0                      |

## Amenities

|                |                       |
|----------------|-----------------------|
| Parking Spaces | 3                     |
| Parking        | Driveway, Parking Pad |

## Interior

|                   |                                  |
|-------------------|----------------------------------|
| Interior Features | Open Floorplan, Storage          |
| Appliances        | Oven, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                       |
| Cooling           | None                             |
| Has Basement      | Yes                              |
| Basement          | Crawl Space, Partial             |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Garden, Private Yard                        |
| Lot Description   | Back Yard, Front Yard, Many Trees, Open Lot |
| Roof              | Asphalt Shingle                             |
| Construction      | Wood Frame, Wood Siding                     |
| Foundation        | Poured Concrete                             |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 147             |
| Zoning         | R1A             |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | ROYAL LEPAGE PROGRESSIVE REALTY |
|----------------|---------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.