

# \$256,000 - 2600 Gooseberry Lane, Wabasca

MLS® #A2243596

**\$256,000**

3 Bedroom, 2.00 Bathroom, 1,520 sqft

Residential on 0.33 Acres

NONE, Wabasca, Alberta

Set on a spacious 1/3 acre lot, this beautifully maintained 20' wide mobile home offers the perfect blend of comfort and functionality. Step inside to find a bright, open-concept layout featuring huge windows that flood the space with natural light, and a stylish espresso kitchen complete with a gas stove—ideal for the home chef. Enjoy year-round comfort with central air conditioning, and relax outdoors on the covered deck, perfect for morning coffee or evening BBQs. The home features 3 bedrooms and 2 full baths, providing plenty of space for family or guests. Built on solid cement footings, this home offers peace of mind and lasting stability. Additional highlights include a detached garage, a concrete driveway, and a generous yard that gives you the space and privacy you crave. Whether you're downsizing, starting out, or just looking for a little more room to breathe, this property is a must-see.

Built in 2014

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2243596  |
| Price          | \$256,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,520     |
| Acres          | 0.33      |



|            |             |
|------------|-------------|
| Year Built | 2014        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 2600 Gooseberry Lane        |
| Subdivision | NONE                        |
| City        | Wabasca                     |
| County      | Opportunity No. 17, M.D. of |
| Province    | Alberta                     |
| Postal Code | T0G 2K0                     |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Parking Spaces | 4                                                             |
| Parking        | Concrete Driveway, Double Garage Detached, Multiple Driveways |
| # of Garages   | 2                                                             |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | Jetted Tub, Storage, Vaulted Ceiling(s)        |
| Appliances        | Dishwasher, Gas Stove, Refrigerator, Gas Dryer |
| Heating           | Forced Air                                     |
| Cooling           | Central Air                                    |
| Basement          | None                                           |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | None                             |
| Lot Description   | Corner Lot, Landscaped           |
| Roof              | Asphalt Shingle                  |
| Construction      | Metal Frame, Vinyl Siding        |
| Foundation        | Perimeter Wall, Pillar/Post/Pier |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 26th, 2025 |
| Days on Market | 106             |
| 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.