



## Wabamun Alberta

\$225,000

Lake village living usually means choosing between space and proximity, but this air-conditioned, 1,466 sqft ranch-style home manages to deliver both! Located just a short walk from the shores of Wabamun Lake, this floor plan is scaled for real life with 3 bedrooms and a layout that feels larger than one might expect! The primary retreat is positioned for privacy, complete with walk-in closet and a five-piece ensuite featuring an oversized jetted tub. Thanks to new windows throughout, sunlight holds in the south-facing living room, where views of the front yard, a blank slate for custom landscaping or a gardener's green thumb, wait to be enjoyed. The kitchen is a culinary delight with island, pantry, extensive cabinetry & scores of counter-space, while the dining room offers direct access to the covered side-deck for convenient barbecuing. A 4pc main bath & dedicated laundry room enhance everyday ease. The oversized double garage, is heated and offers an office/shop space & fully functional 2 pc bathroom! (id:6769)

Living room 21'1 x 13'3

Dining room 13'2 x 9'9

Kitchen 13'4 x 13'2

Primary Bedroom 13'3 x 12'7

Bedroom 2 11'10 x 9'11

Bedroom 3 13'3 x 9'3

Laundry room 9'11 x 6'9

Listing Presented By:



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