

# \$399,900 - 2584 Auger Road, Wabasca

MLS® #A2233293

**\$399,900**

6 Bedroom, 3.00 Bathroom, 1,625 sqft

Residential on 0.75 Acres

NONE, Wabasca, Alberta

Located on Wabasca Lake, known for some of the best fishing in Northern Alberta and amazing sunsets, this fully finished two-storey home offers a practical and welcoming layout perfect for local families or anyone seeking a good rental investment property. With six bedrooms and three full bathrooms, there's plenty of room to grow, host, and relax. The main floor features a spacious kitchen and dining area that leads to a spacious living room. A bonus flex room, only a few stairs down from the kitchen, provides valuable additional space. Whether you need a kids' playroom, a quiet home office, or a cozy den, this versatile room can adapt to your needs. Upstairs, you'll find well-sized bedrooms and a full bathroom with a soaker tub, with thoughtful details that make day-to-day living comfortable. Outside, the detached double garage and paved driveway offer functionality and convenience, especially during winter months. The bonus of this street, however, is the lakefront setting—perfect for boating, fishing, or simply enjoying peaceful views from your backyard. Wabasca is a growing community in Northern Alberta with a solid foundation in oil and gas, forestry, and emerging tourism. Local amenities include the Lakeview Sports Centre, Marian Wolitiski Arena, Eagle Point Golf Course, and several parks, trails, and recreational areas. Families will appreciate access to schools from K-12, Northern Lakes College, and a full range of healthcare services at the



Wabasca/Desmarais Health Care Centre. With a strong sense of community, year-round outdoor recreation, and a stable local economy, Wabasca offers a balanced lifestyle that combines nature, comfort, and opportunity. Whatever your needs are, this lakefront home delivers space and function in one of Northern Alberta's most naturally beautiful and resource-rich regions.

Built in 2008

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2233293    |
| Price          | \$399,900   |
| Bedrooms       | 6           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,625       |
| Acres          | 0.75        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 2584 Auger Road             |
| Subdivision | NONE                        |
| City        | Wabasca                     |
| County      | Opportunity No. 17, M.D. of |
| Province    | Alberta                     |
| Postal Code | T0G 2K0                     |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Parking Spaces | 6                               |
| Parking        | Asphalt, Double Garage Detached |
| # of Garages   | 2                               |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Storage, Vinyl Windows                            |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                        |
| Cooling           | None                                              |
| Has Basement      | Yes                                               |
| Basement          | Finished, Full                                    |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Lake                     |
| Roof              | Asphalt                  |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 56              |
| Zoning         | R1              |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | ROYAL LEPAGE COUNTY REALTY |
|----------------|----------------------------|

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