

# \$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   | Landscaped, Corner Lot           |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding, Metal Frame        |
| Foundation        | Perimeter Wall, Pillar/Post/Pier |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 26th, 2025 |
| Days on Market | 26              |
| Zoning         | R1A             |

### Listing Details

Listing Office

ROYAL LEPAGE PROGRESSIVE REALTY

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