

# \$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	37
Zoning	R1

## Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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