

# \$499,000 - 16 5109 55 Street, Wabamun

MLS® #E4414174

**\$499,000**

2 Bedroom, 2.00 Bathroom, 1,246 sqft  
Single Family on 0.00 Acres

Wabamun, Wabamun, AB

This home is ready for new owners in just 2 Weeks! Embrace the Wabamun Lake lifestyle in a BRAND NEW HOME, just a short walk from the lake at Osprey by the Lake! Enjoy Wabamun’s amenities: summer fun, schools, shopping, boating, skiing, fishing, and more! This 2-bedroom, 2-bathroom bungalow includes an oversized double garage and a spacious driveway. Experience top-notch finishes throughout and a fantastic 10x27 deck. Don’t miss this opportunity - secure your new home today!

Built in 2024

## Essential Information

MLS® #	E4414174
Price	\$499,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,246
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

## Community Information



Address	16 5109 55 Street
Area	Wabamun
Subdivision	Wabamun
City	Wabamun
County	ALBERTA
Province	AB
Postal Code	T0E 2K0

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached, Over Sized, Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Beach Access, Boating, Cul-De-Sac, Flat Site, Golf Nearby, Lake Access Property, Level Land, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, See Remarks
Lot Description	60x120
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Wabanum
Middle	Wabanum

### **Additional Information**

Date Listed	November 20th, 2024
Days on Market	150
Zoning	Zone 93

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