



GRASSROOTS
REALTY GROUP

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40 Graham Road
Whitecourt, Alberta

MLS # A2242284



\$309,900

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,305 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lo		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-1B LOW DENSITY RESIDEN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: ALL SHELIVING AND CABINETS ON LOWER LEVEL, TV WALL BRACKETS

" GREAT FAMILY HOME WITH A GREAT PRICE !!! This 4 bedroom/3 bathroom home near Rotary Park comes with all the appliances and offers a fenced back yard, back alley access and has had some recent upgrades. Offering excellent curb appeal with stucco exterior, this 1989 home had had most windows replaced, has a new front door, newer flooring in the living room, stairway and all the bedrooms upstairs. The 4th bedroom also has new flooring. Most of the home has newer paint and all the appliances are 2019 or newer. This cute and functional home offers over 1300 sq.ft. on the main and upper levels, and also features a large family room , 3 piece bathroom, 4th bedroom and laundry room on the 3rd level. The lower level offers a flex room and a couple of storage rooms and potentially , a 5th bedroom if needed. This home has a large 26'x9' side deck , firepit area and gates on both sides of the home and off the back alley. Very functional, very affordable and very practical in a great neighbordood!!