



GRASSROOTS
REALTY GROUP

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8 Trading Post Trail Whitecourt, Alberta

MLS # A2243951



\$369,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,146 sq.ft.	Age:	1997 (28 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Double Garage Attached, Driveway, Front Drive, Garage Faces		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Shingle
Basement:	Finished, Full, Partially Finished
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-1B
Utilities:	-

Inclusions: na

Welcome to this 5 bedroom, 3 bathroom home situated in the heart of Whitecourt, directly across from St. Mary's School and playground, and within walking distance to shopping centers, parks, playgrounds, ball diamonds, and the golf course. Set on a generous 7,108 sq ft lot with convenient back alley access, this property offers plenty of outdoor space for parking, gardening, or future development. Inside, the home provides room for the whole family with five bedrooms and three full bathrooms, making it ideal for growing families or those who love to entertain. The double attached garage offers secure parking and additional storage space, while the location can't be beat—central to everything Whitecourt has to offer. Whether you're looking to settle into a family-friendly neighborhood or invest in a prime location, this property checks all the boxes!