



GRASSROOTS
REALTY GROUP

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**14 Torgerson Drive
Whitecourt, Alberta**

MLS # A2245868



\$365,000

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,748 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: Central vac "as is". Shed. Town issued garbage can will stay but is broken.

Welcome to this spacious 1,748 sqft modified bi-level home, situated on a large corner lot—offering room for RV parking! Enjoy the benefits of no sidewalk shovelling while utilizing your 20'x23' heated front attached garage. The main floor features tall ceilings and an open-concept design that blends living and dining areas. The heart of the home is the expansive kitchen, filled with natural light and an abundance of cabinet space that makes cooking a delight. Wood-burning fireplace in the front living room is great for cozy family evenings. Direct access to the back deck from both the kitchen and primary bedroom creates an effortless flow for outdoor entertaining and summer gatherings. The primary bedroom is at the rear of the home, complete with a spacious walk-in closet and a thoughtfully designed ensuite with a private water closet, perfect for added privacy. Main floor laundry room and four-piece bathroom before heading upstairs to the kids rooms, with one of which has a large walk-in closet the same size as the primary bedroom. Versatile open basement that provides endless possibilities. This space includes a fourth bedroom, ideal for guests or a home office, along with a three-piece bathroom. Recent updates, including in-floor heating in the basement and garage, ensure warmth and comfort throughout the seasons. While the home does need some updating, it presents a fantastic opportunity to invest your creativity and build equity in a property that can truly become your family's new home.