



**GRASSROOTS**  
REALTY GROUP

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**10 Blueberry Drive  
Whitecourt, Alberta**

**MLS # A2247159**



**\$174,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,176 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Partially Finished
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Laminate Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R3
<b>Utilities:</b>	-

**Inclusions:** shed

Wow, you can't get much closer to schools, the Arena, the Curling Rink, Allan & Jean Millar Centre and of course quite a few fast food places! All within less than a block. This 2 storey Townhouse provides for 1,176 sq. ft with the Living Room, Eat-in Kitchen and a 2 piece Bath just off the back door. On the upper floor is a 4pc main bathroom with 2 kid's bedrooms and the Primary. In the basement their is a large office fully developed. The Utility area has a workbench and an Air Conditioned cold room. The laundry area is also in the basement. The backyard is fenced with a newer ground level deck and a garden shed. Recent upgrades include new flooring 2020, new Microwave & Dishwasher 2024, new Counter tops 2022, new Range 2020, new Fridge 2017, New Hot water tank 2016, shingles 2012, all new Windows 2010, new insulation 2021.