



GRASSROOTS
REALTY GROUP

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11 Virginia Avenue
Whitecourt, Alberta

MLS # A2247958



\$424,900

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,135 sq.ft.	Age:	1985 (40 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	0.30 Acre		
Lot Feat:	Back Lane, Back Yard, Beach, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Boiler, In Floor	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	R-1B
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, Storage, Vaulted Ceiling(s)		

Inclusions: Blinds

Spacious 4-Level Split on Over 13,000 Sq. Ft. Lot & Move-In Ready! Built in 1985 and meticulously maintained, this 5-bedroom + den home offers room for everyone with a thoughtfully designed 4-level split layout. Step inside to a bright, vaulted living room filled with natural light, a formal dining area for special gatherings, and a convenient kitchen with breakfast nook for everyday meals. You'll also enjoy two additional family rooms, perfect for relaxing or entertaining. The home features three bathrooms & a 4-piece main, a 3-piece ensuite, and a 2-piece in the basement & plus a spacious storage room. Cozy up to the wood-burning fireplace in the basement on chilly evenings. Recent upgrades include a brand-new electrical panel and a 60-gallon hot water tank (Aug 2025) for peace of mind. Flooring is a blend of ceramic tile, laminate, and hardwood & no carpet here & with in-floor heat on three levels for year-round comfort. Outside, you'll find a large deck, additional patio space, and a beautifully manicured yard with mature perennials, two gardens plus a raspberry patch, and a storage shed. The property offers a double, heated attached garage, a second parking pad, and back alley access with a double gate. With over 13,000 sq. ft. of lot space, this home provides privacy, outdoor living, and room to grow & all in a well-cared-for package that's ready for it's new owner now!