



GRASSROOTS
REALTY GROUP

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**16 Atkinson Crescent
Whitecourt, Alberta**

MLS # A2248110



\$345,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,092 sq.ft.	Age:	1988 (37 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Lawn, No Neighbours Behind, Pr		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Smoking Home		

Inclusions: N/A

This 3-bedroom bilevel home is just the right size for a busy, growing family—plus it comes with space for all your needs! The spacious front living room is the hub of the home, ready for holiday gatherings, weekend lounging, and everything in between. With 3 bathrooms, mornings are a breeze—no more line-ups! The galley kitchen also has pantry space and a dining area looking out onto the large deck. You’ll also love the office and den space downstairs. for work or school, and more. Outside is just as impressive. The detached, heated 24' x 26' garage with back alley access is a dream for hobbyists, extra storage, or keeping your vehicles warm in the winter. The fenced yard, surrounded by tall white vinyl fencing, offers privacy and security, while mature trees add shade, charm, and that “established neighborhood” feel. A new hot water tank was replaced about a year ago and the home was professionally cleaned for listing. Move-in ready and full of comfort and convenience.