



GRASSROOTS
REALTY GROUP

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**62 Olson Crescent
Whitecourt, Alberta**

MLS # A2248239



\$409,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,223 sq.ft.	Age:	1999 (26 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Storage		

Inclusions: town issued garbage can, Hot tub "as is",

Welcome to this 2,446 sq ft 5 bi-level home nestled in a desirable neighbourhood, offering comfort and privacy. This property backs onto a paved walking trail plus Olson Park - a large playground with a field, making it an ideal setting for families seeking outdoor space. You'll appreciate the convenience of a double attached, heated garage complemented by driveway parking. A wide gate on the side provides easy, smaller trailer parking and backyard access. Step inside to a welcoming atmosphere with fresh neutral paint. The main living area boasts vaulted ceilings, while a skylight lets in an abundance of natural light. Large windows frame pictures of the backyard views, seamlessly connecting indoor and outdoor living. The kitchen is a standout feature, showcasing a concrete countertop with a live edge, pantry storage, and plenty of prep space for a family. With three bedrooms and two full bathrooms on the main level, this layout is perfect for a young family. Venture downstairs, find two additional bedrooms and a convenient two-piece bathroom. The long family room is ideal for children to play or for cozy movie nights. A walkthrough storage room leads to the utilities and a large laundry area. This home is equipped with upgrades, including a water softener, water manifold, central air conditioning, and new shingles in 2021.