



**GRASSROOTS**  
REALTY GROUP

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**36 Pineview Road  
Whitecourt, Alberta**

**MLS # A2253694**



**\$444,900**

|                    |   |               |                         |
|--------------------|---|---------------|-------------------------|
| <b>Division:</b>   | NONE  |               |                         |
| <b>Type:</b>       | Residential/House   |               |                         |
| <b>Style:</b>      | Bungalow  |               |                         |
| <b>Size:</b>       | 1,305 sq.ft.  | <b>Age:</b>   | 1989 (36 yrs old)       |
| <b>Beds:</b>       | 3   | <b>Baths:</b> | 3                       |
| <b>Garage:</b>     | Double Garage Attached, RV Access/Parking                                 |               |                         |
| <b>Lot Size:</b>   | 0.21 Acre   |               |                         |
| <b>Lot Feat:</b>   | Backs on to Park/Green Space, Front Yard, Irregular Lot, Landscaped, Lawn |               |                         |
| <b>Heating:</b>    | Fireplace(s), Floor Furnace   |               | <b>Water:</b> -         |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood  |               | <b>Sewer:</b> -         |
| <b>Roof:</b>       | Asphalt Shingle   |               | <b>Condo Fee:</b> -     |
| <b>Basement:</b>   | Finished, Full  |               | <b>LLD:</b> 24-59-12-W5 |
| <b>Exterior:</b>   | Wood Frame  |               | <b>Zoning:</b> R-1-a    |
| <b>Foundation:</b> | Wood  |               | <b>Utilities:</b> -     |

**Features:** Kitchen Island, Laminate Counters

**Inclusions:** none

There is something for everyone here. How about starting with a great location in the Hilltop area, backing onto a large playground with the new playground set right behind your yard. That yard is fully landscaped and fenced and features 3 raised planters, a matching garden shed and a large rear deck off the kitchen PLUS a private sunken patio at the end of an 11' x 61' RV parking pad. Inside the 1,305 sq.ft. bungalow you first see a large living room with hardwood floors and a wood burning fireplace. The kitchen and eating are combined with access to the rear deck, such great views. There are 2 bedrooms, plus an office that has direct access to the garage. And you should see the garage, WOW! Pretty cool. The basement is all developed with recent renovations, including 2 more bedrooms and a big office, 4 pc bathroom and utility/storage room, as well as a Family room with it's own fireplace. And although you missed the season, there is also Central Air Conditioning too. Come check it out.