



**GRASSROOTS**  
REALTY GROUP

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**36 Pineview Road  
Whitecourt, Alberta**

**MLS # A2253694**



**\$439,900**

<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>Floors:</b>	Carpet, Ceramic Tile, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Wood
<b>Features:</b>	Kitchen Island, Laminate Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	24-59-12-W5
<b>Zoning:</b>	R-1-a
<b>Utilities:</b>	-

**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.