



**GRASSROOTS**  
REALTY GROUP

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**37 Atkinson Crescent  
Whitecourt, Alberta**

**MLS # A2257397**



**\$249,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,075 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Other		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R1B
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Wood Windows		

**Inclusions:** NONE

A four bedroom bi-level home on a nice street. This large lot has back alley access. It is close to schools and parks. Inside you will find hardwood flooring, a large front living room, 3 bedrooms upstairs and two down. Shingles were replaced in 2022. This home is to be sold "as is where is".