



GRASSROOTS
REALTY GROUP

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3646 55 ave
Whitecourt, Alberta

MLS # A2262480



\$299,900

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,088 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: no

Step into this beautifully situated 3-level split home, positioned near both public and catholic schools, close to the golf course, and baseball diamonds. Built in 2000 this 3 bedroom, 3 bathroom home offers a welcoming floor plan that comfortably suits most lifestyles. The primary bedroom is a lovely oasis complete with a 3pc ensuite and walk in closet, a luxury not typically included in this price range! The 3rd level is a wonderful rec space with nice big windows that keep it bright, and look onto your backyard. The yard is fenced, with side entry from your dining room, and you will see there is back alley access and space for parking plus a big shed! The home backs onto a nice green space with a park for kids too! BRAND NEW SHINGLES put on OCTOBER 03/2025 is a nice touch, compliments of the sellers. This home is priced to impress under \$300,000, don't miss this opportunity to make it your own!