



GRASSROOTS
REALTY GROUP

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**16 Mcleod Drive
Whitecourt, Alberta**

MLS # A2262674



\$340,777

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,205 sq.ft.	Age:	1965 (60 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Alley Access, Asphalt, Double Garage Detached, Front Dr		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Low Mainten		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Smoking Home, Pantry, Soaking Tub, Storage, Track Lighting, Vinyl Windows		

Inclusions: None

Discover your dream home in this beautifully maintained 1,150 sq. ft. bungalow, ideally situated in one of Whitecourt's most desirable neighborhoods. Featuring three spacious bedrooms, this home is designed for comfort and style, highlighted by elegant hardwood flooring throughout the main level. Cozy up on chilly winter evenings by the inviting gas fireplace in the living room. Natural light pours into the home through large, updated windows, creating a warm and welcoming atmosphere. The well-equipped kitchen boasts ample cabinet space, new appliances, and a charming coffee bar—perfect for your morning rituals. Each bedroom is generously sized with ample closet space, ensuring comfort for every member of the family. The main bathroom has been tastefully renovated, featuring a standalone shower, a relaxing soaker tub, and heated flooring, conveniently located for easy access from both the main living area and the bedrooms. The fully developed basement serves as an excellent retreat, featuring a large family room with an electric fireplace and newer carpeting. Additional spaces include a laundry room, a versatile flex room, an office, and a second renovated three-piece bathroom. With abundant storage throughout, organization is a breeze. Should a 4th bedroom be required with a little modifications it could be done by making the window a little bigger. Freshly painted in neutral modern tones, this home stands out with its contemporary appeal. Set on a generous lot over 7,200 sq. ft., this property features back alley access, ideal for parking your boat or RV. The exterior offers a large aggregate patio perfect for relaxation or entertaining, a welcoming front veranda, and a fenced backyard to keep children and pets safe. The 24 x 26 heated detached garage, built in 2012, provides ample space for vehicles and storage. Recent

updates include new shingles on the house (2018), fresh front and back doors, a Lennox furnace (2005), and a hot water tank (2023). As an added bonus, this package includes the fridge, stove, dishwasher, washer, dryer, window coverings, a storage shed, the electric fireplace in the basement, and a bar stand/TV stand. Some additional furniture is negotiable. With a fantastic home in a prime location, all you need to do is move in!