



**GRASSROOTS**  
REALTY GROUP

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165 Park Drive  
Whitecourt, Alberta

MLS # A2268677



**\$340,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,220 sq.ft.	Age:	1992 (33 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Pantry, Storage		

Inclusions: N/A

With a great location, this 5-bedroom home with a detached garage is a great place to consider as a fixer-upper. On the main level, there is a large kitchen with a skylight and a dining area facing the backyard. The living room faces the street with a wood fireplace. Three bedrooms upstairs, a main bath, and an ensuite. Two bedrooms down, a bathroom, a utility, and a family room area. The back yard is fully fenced, has trees, and enjoys access from the back alley. There is a detached garage with power. This property is being sold "as is".