



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**28 Steward Drive  
Whitecourt, Alberta**

**MLS # A2272111**



**\$379,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,012 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-1C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Sump Pump(s), Vinyl Windows		

**Inclusions:** N/A

Wheelchair Accessible Bungalow in Whitecourt. Welcome to this well kept bungalow offering comfort, accessibility and great functional space. The main floor features a bright living area, two cozy bedrooms and a bathroom complete with a stand up shower and a separate soaking tub. The home is wheelchair accessible with widened doorways and a convenient exterior ramp, making it suitable for a wide range of needs. The finished basement provides additional living space, perfect for a family room, hobby area or extra storage. The entire house has the added feature of central vac. Outside, you'll find a nicely maintained backyard, 8x8 shed along with a detached heated 24x26 garage, wired with 110V and 220V. A move in ready home in a great location. Ideal for first time buyers, down-sizers, or anyone looking for single-level living.