



**13 Pineview Road  
Whitecourt, Alberta**

**MLS # A2273296**



**\$389,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,300 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Asphalt, Double Garage Attached, Driveway, Garage Door Opener, RV Access		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Pantry, See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-1B Low Density Resident
<b>Utilities:</b>	-

**Inclusions:** shed

" GREAT FAMILY HILLTOP HOME !!!" This 1300 sq.ft. bi-level offers 5 bedrooms and 3 bathrooms and sits on a huge fenced 10,000+ sq.ft. lot. There is a large living room with hardwood floors and a wood burning fireplace and a great U-shaped kitchen open to the large dining area. There are 3 bedrooms on the main floor with a full bathroom , with the primary bedroom having its own 3 piece ensuite bath. The lower level has 2 more roomy bedrooms, another full bathroom, separate storage room, laundry room and a massive family room . A separate games room/flex room can easily be added to the family room it's so large. Recent interior improvements include all new carpet in the lower level, all newer toilets ,new bathtub ,and tubsurround on lower level and a newer ensuite shower. Poly B plumbing has also been replaced . This home also has a double attached garage, RV parking , and a large 2 level back deck measuring 16'x10' on upper level and 18'x14' on the lower level. This lot is 10764 sq.ft. All appliances will be staying with this home .