



**GRASSROOTS**  
REALTY GROUP

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123 Mink Creek Road  
Whitecourt, Alberta

MLS # A2274720



**\$373,000**

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,185 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Lawn, Private, Rectangular Lot, Yard Light		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Wood
Features:	Closet Organizers, High Ceilings, No Smoking Home, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-1C
Utilities:	-

**Inclusions:** Town garbage can

This home offers a practical layout suited for day-to-day living. Situated on a cul-de-sac and features immediate backyard access to a spacious, heated 28' by 26' detached garage with convenient back alley entry and additional adjacent parking. The main floor offers high ceilings, an electric fireplace in the living room, and an open kitchen with a floating island and backyard views, while the upper floor provides three bedrooms and two full bathrooms. Functionality continues on the lower levels, which include a large rec room with 9-foot ceilings, the home's third full bathroom, and laundry, plus two extra rooms and storage in the basement. The fully-fenced backyard enhances outdoor living with a greenhouse and hot and cold water taps.