



GRASSROOTS
REALTY GROUP

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**19 Baxter Crescent
Whitecourt, Alberta**

MLS # A2274815



\$180,000

Division:	NONE		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,080 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Concrete, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This two-story end-unit townhome is situated in a well-regarded neighbourhood known for its community amenities and family appeal. The location is a key feature of this home. It is positioned less than a block from Pat Hardy Elementary School, offering convenient access for families. The surrounding area provides immediate access to major community hubs, including the Hospital, the Rec Centre, the Public High School, and outdoor rinks. Residents will also appreciate the proximity to local parks and walking trails. As an end unit, the home benefits of additional natural light. The main floor layout includes a front living room that connects to a newer white kitchen and dining area. The upper level features three bedrooms and one full bathroom. A half-bathroom is conveniently located on the main floor. The home offers good storage capacity. A full, open basement houses the laundry area and presents a blank space for future development, providing the opportunity to expand the usable square footage. Outdoors, the private backyard is fully fenced and accessible directly from the back alley, offering a secure outdoor space.