



**34 Wedow Drive
Whitecourt, Alberta**

MLS # A2278953



\$305,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,127 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s)		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, Laminate Counters, Pantry		

Inclusions: Town issued garbage can

Welcome to this well-kept 1,120 sq ft home, built in 1979, tucked into a mature downtown Whitecourt neighbourhood just steps from the dog park and Festival Park. Surrounded by established trees and long-standing homes, this is a location that truly feels lived-in and loved. Inside, the layout is functional and inviting. The large living room features a wood-burning fireplace wrapped in stone, creating a warm focal point. Lots of natural light coming through. The kitchen has been thoughtfully refreshed with updated cabinetry, added storage along one wall, all new appliances, and a breakfast bar, opening into a generous dining area. New garden doors lead from the dining space to the deck, and a new front door adds curb appeal. Upstairs offers newer flooring throughout, updated baseboards, and a refreshed main bathroom with a new tub surround, taps, and door. The primary bedroom includes a new window, a large closet, and a 3-piece ensuite. One additional bedroom completes the main level. The fully finished basement expands the living space with a large family room, three bedrooms, and a completely redone 3-piece bathroom, along with a storage area and utility room. Flooring in the basement is new, keeping the space clean and modern. Outside, the double detached garage is partially insulated, powered, wired for 220, includes a workbench and power overhead door, and has new eavestroughs. Shingles on the garage and the south side of the house were replaced in 2021. The yard is a good size with back alley access, perfect for parking, projects, or future plans. Solidly built on a concrete foundation, in a location that's hard to beat, this home offers space, updates, and walkability right in the heart of town. Seller would consider completing the fence in the back yard as well as replace the kitchen counter tops with new laminate counter tops (color of

buyer's choice) for the new owner.