



GRASSROOTS
REALTY GROUP

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34 Wedow Drive
Whitecourt, Alberta

MLS # A2278953



\$327,900

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.