



**11 Abraham Drive
Whitecourt, Alberta**

MLS # A2282462



\$519,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,257 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s), Wet Bar		

Inclusions: na

Lovely 2014-built bungalow offering 4 bedrooms and 3 bathrooms, perfect for families or first-time buyers. The open-concept main floor features vaulted ceilings, a cozy fireplace, and a bright, inviting living space. The kitchen is well designed with an island and pantry, making it ideal for everyday living and entertaining. The fully developed basement offers a spacious family/rec room complete with a built-in wet bar and wine rack, plus a charming kids' hideaway tucked under the stairs, a fun and unique touch! Comfort is a priority with central air conditioning and a heated garage. Step outside to a private backyard retreat surrounded by mature trees, creating a peaceful summer oasis with plenty of space for outdoor entertaining and relaxing. Situated in an excellent location close to schools, parks, playgrounds, ball diamonds, and the golf course, this home truly checks all the boxes. An excellent starter or family home in a fantastic neighbourhood.