



**31 Kreiner Crescent
Whitecourt, Alberta**

MLS # A2288928



\$365,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,410 sq.ft. | Age: | 2005 (21 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Alley Access, Double Garage Detached, Garage Door Opener, Off Street, On | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Cul-De-Sac, Front Yard, Landscaped, Lawn, Rectangular Lot | | |

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R1C |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Vinyl Windows | | |

Inclusions: None

Bright, open and a great functioning layout. This modified bi level will suit your growing family. The thoughtful floor plan has open concept main area making gatherings, family functions so easy. With bedrooms off to the side offering privacy and space. Easy access to the deck off the kitchen and also off of the generous primary bedroom with ensuite and walk in closet. The basement is finished with a large family room and oversized bedroom. Situated in a nice cul-de-sac close to schools, golf course, Rotary Park and shopping! The double detached garage out back has easy back alley access. This is a nice place to call home!