



**73 Feero Drive  
Whitecourt, Alberta**

**MLS # A2291539**



**\$309,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,084 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Cleared, Close to Clubhouse, Few Trees, Fro		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** garage door opener

Family Home on the Hilltop of Whitecourt Nestled in a fabulous location on the hill in Whitecourt, this 1084 sf home is perfect for families seeking comfort and convenience. With 3 bedrooms on the main level and an additional (4th) large bedroom in the fully developed basement, this property offers ample space for everyone. This home was built in 1979 and the double Detached heated garage was built in 1988 . The Large country eat- in kitchen with quality oak cabinets and generous counter space Wall oven and stove top, , built in microwave - with all appliances included.. Off the eating area are patio doors that lead to a large covered deck, ideal for relaxing or entertaining. There are 3 bathrooms 1-2 pcs in the ensuite, a full 4-pcs on the main floor and a 2-pcs in the basement. A Good-sized living room with large windows, perfect for family gatherings Completely developed basement featuring a large recreation/family room., additional bedroom, storage room, utility room/laundry. Excellent curb appeal with a welcoming fa&ccedil;ade. Shingles replaced in 2012, furnace and hot water tank updated in 2014. This property is ideally situated near schools, parks, and recreational facilities, ensuring that everything you need is just a short distance away. This package also includes 6 appliances, shed and window coverings. Back Alley access with no neighbours in back. Great Location. While this home requires some updates and personal touches, it presents an exciting opportunity for those to customize a space to fit their lifestyle or investment.