



**15 Wellwood Drive
Whitecourt, Alberta**

MLS # A2291653



\$379,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,223 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, No Neighbours Behind, Rectangula		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R 1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Pantry, Storage		

Inclusions: shed, town issued garbage can.

This well-kept bi-level on Wellwood Drive offers plenty of space with a total of four bedrooms and three full bathrooms. Backing onto the school yard of Percy Baxter School, the location provides an open feel with no rear neighbours and easy access for families. Inside, the home is clean, well maintained, and ready for its next owners with the option for immediate possession. The front living room is bright and welcoming with large windows that bring in plenty of natural light. The kitchen sits at the center of the home and includes the dining area, generous counter space, a corner pantry, and access to the back deck. Three bedrooms and 2 washrooms on this level all situated together just off from the kitchen. The basement was finished a few years ago and features a large open entertaining space with room to add a fifth bedroom if you need. With four bedrooms and three bathrooms overall, there is plenty of room for a growing household, guests, or a home office setup. The double attached, heated garage (20' x 21'), with extra-tall ceilings perfect for larger vehicles, shelving, or a dedicated workshop.