



**78 Feero Drive  
Whitecourt, Alberta**

**MLS # A2294251**



**\$469,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,944 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Brush, City Lot, Few Trees, Front		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Kitchen Island, Laminate Counters, Natural Woodwork, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Suspended Ceiling, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** SHELVES IN GARAGE

Kitchen and living spaces. Home has an open layout, connecting kitchen, dinette, and living room in a bright functional flow. The kitchen features an abundance of quality cabinetry, generous counter space, an island, a large pantry and upgraded appliances. The open and well lit living room has a warm and inviting gas fireplace feature wall. Large sunroom. A true stand out! Finished in cedar planking and nestled in natural light and outside beauty. Near floor to ceiling, triple pane windows on all sides, most likely to be your most lived in area. Outdoor living. Concrete half basketball court deck with two additional paving stone decks. Large southern shade trees, rock, and flower gardens, along with a shed and playhouse to round out the yard. Fully developed basement. Large rec room, pool table included, bathroom, utility room and lots and lots of storage space. Notable upgrades. Metal roof, luxury vinyl flooring, updated light fixtures, Canexel and cedar siding. All appliances included. Double garage with epoxy floor. Bottom line. Ravine-backing homes in an established area such as this are a rare find. This original owner custom home is available for the first time. Come and experience this incredible property! This 4 bedroom, 3 bathroom home will not disappoint. Large, comfortable and well maintained home. Pride of Ownership it most evident. A truly loved home.