



**59 Harolds Hollow
Whitecourt, Alberta**

MLS # A2302913



\$379,900

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|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,284 sq.ft. | Age: | 1980 (46 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Additional Parking, Alley Access, Double Garage Detached, Driveway, Garage | | |
| Lot Size: | 0.25 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped | | |

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|--------------------|--|-------------------|---------------------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-1C LOW DENSITY RESIDENT |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | French Door, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting | | |

Inclusions: SHED , RAISED VEGETABLE BOXES

"SAME OWNERS- 40 YEARS - UPGRADED BUNGALOW -DOUBLE GARAGE- OVERLOOK THE GOLF COURSE !!!" This updated bungalow and double garage sits on a massive 11069 sq.ft. fenced lot and offers a front driveway, back alley access and has nobody behind you . These long term owners of 40 years have beautifully transformed this large fenced lot into a nature's paradise offering plum trees, saskatoons, honeysuckles, apple trees, red currents, cherry trees, raspberries, rhubarb , lilacs, tons of perennial flowers and raised vegetable boxes. There are concrete walkways and a large back decorative block deck to sit and enjoy the back yard.. This bungalow has had all windows replaced, with triple pane windows on the north side of the home, and double pane windows on the south side. The kitchen was replaced with soft closing drawers, tile backsplash and granite countertops. There's a large kitchen island as well. Other improvements include new shingles on the home within the last 5 years, new metal roof on the garage in 2024, newer recessed lighting, added insulation in the attic and added hot water on demand. All interior doors up and down have also been replaced . This bungalow also has convenient main floor laundry. The main floor has an open concept and has a nice sitting room/bedroom as well as a living room. and a full bathroom. The primary bedroom has a full 4-piece ensuite by itself There is also a second 3-piece bathroom on the main level. The basement is finished with 2 more bedrooms and another full 4-piece bathroom. The basement also has a large family room , office space and has a potential perfect setup for a second kitchen with the original kitchen cabinets and sink installed already for extra family members if desired. All appliances and shed are staying with this rare opportunity to own a home that has lovingly been owned

and upgraded by the same owners for 40 years !!!