



GRASSROOTS
REALTY GROUP

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**3 Chickadee Drive
Whitecourt, Alberta**

MLS # A2192613



\$375,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,236 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Broil King gas BBQ

Welcome to this meticulously maintained 4-level split home, perfectly situated adjacent to the scenic Centennial Park, which offers an abundance of walking trails right at your doorstep. This charming property features a bright north-facing living room with a large picture window and a south-facing kitchen that provides lovely views into the park. Upstairs, you'll find three spacious bedrooms and 1.5 bathrooms, while the lower level boasts a cozy family room with a wood-burning fireplace, a full bathroom, a laundry room, and a convenient walk-out back entry. The basement includes a bedroom, den and additional storage space. Outside, enjoy a screened-in back deck and a 24x24 foot detached garage, both roughed in with a gas line, perfect for future enhancements. With two furnaces for efficient heating, this home is well-kept from top to bottom and reflects long-time ownership.