



GRASSROOTS
REALTY GROUP

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**18 Sonoma Key
Whitecourt, Alberta**

MLS # A2203982



\$595,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,210 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.30 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard		

Heating:	In Floor, Make-up Air, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Here's a house that feels like home. Thoughtfully designed in the Craftsman style, this two-story has space where you want it, details that make sense, and a location that keeps life easy. With over 2,200 square feet above grade (plus a fully finished basement), there's plenty of room to spread out—five bedrooms, four bathrooms, and storage where you actually need it. The kitchen is built for cooking and conversation, flowing into the dining area and front living room. There's a den when you need some quiet, a second-floor laundry because it just makes sense, and a primary suite with a walk-in glass shower that's worth looking forward to. The lot? Big. Big enough for a second garage behind the finished double-car attached one. And with the neighbourhood park next door and schools within walking distance, the setting is just right. No fluff, no fuss—just a great house in a great spot.