

**9 Torgerson Drive**  
**Whitecourt, Alberta**

**MLS # A2099219**



**\$359,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | NONE  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,197 sq.ft.  | <b>Age:</b>   | 2001 (23 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Additional Parking, Alley Access, Double Garage Attached, Heated Garage |               |                   |
| <b>Lot Size:</b> | 0.16 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped                 |               |                   |

|                    |   |                   |              |
|--------------------|---|-------------------|--------------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Hardwood, Laminate, Linoleum                                    | <b>Sewer:</b>     | Public Sewer |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | 36-59-12-W5  |
| <b>Exterior:</b>   | Vinyl Siding  | <b>Zoning:</b>    | R1-C         |
| <b>Foundation:</b> | Wood  | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Ceiling Fan(s), Central Vacuum, Kitchen Island, Pantry, Storage |                   |              |

**Inclusions:** N/A

Charming bungalow located on fantastic street. This 5 bedroom 3 bathroom home will check off all the boxes on your list. On the main level you have the master with garden doors to the deck, an updated 2pc ensuite, 2 bedrooms and newly updated 4 pc bath. The kitchen/dining room is bright and spacious with a two tiered eat in kitchen island. The cabinets have been updated and there are hardwood floors throughout. The living area overlooks the back yard, and has loads of natural light coming in. There is a main floor laundry/mudroom leading out to the back. Downstairs you have a Huge 4 pc bathroom with laundry sink, and loads of cabinetry. There are 2 good sized bedrooms, one of which is being used as a workshop space. The family room is cozy, and has a gas fireplace. The back yard is perfect !!!! You'll find a large maintenance free deck with underneath storage, custom brick patio/fire pit area, 8x10 shed, and greenhouse. There are lots of shrubs and trees including raspberry bushes. The 24x24 heated garage has lots of cabinets and is a great spot to park the vehicles or work on a project. Extra parking for vehicles or the RV and the back alley access tops off this fantastic lot. The front of the home has had all new triple pane windows installed this year. This home has been very well taken care over the years and is move in ready!!!