

**6, 71 Rodeo Way**  
**Whitecourt, Alberta**

**MLS # A2121736**



**\$209,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,153 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Common, Driveway, Parking Pad		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, City Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 325
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** none

Introducing an executive two-story condo townhouse, boasting a spacious 1278 ft.<sup>2</sup> floor plan. This fabulous property features 4 bedrooms and 3 bathrooms, providing ample space for comfortable living. The main floor offers an open concept design, perfect for entertaining guests and fostering a warm and inviting atmosphere. A great kitchen with ample cabinets and counter space - very good functionality. The cook can see into the dining room & living room, so convenient & functional. You can't beat the open concept, modern design floor plan. Very family friendly, also located on the main level is a 2pc power room. The primary bedroom on the second level is a good size with a 4-pc ensuite and LARGE CLOSET. The other two bedrooms are on the opposite side of the primary suite which are all generous in size. The fully developed basement adds to the overall living space, offering flexibility for various needs and activities. The 4th bathroom is ready to be completed. Basement is developed with just a few finishing touches. Say goodbye to the hassle of snow shoveling and grass cutting, as this property takes care of those tasks for you, allowing you to enjoy a maintenance-free lifestyle through the condo fees that cover all of your exterior costs, such as roofs, siding eaves decks etc. Such a great lifestyle for the busy professional or anyone - who needs a break. Nestled in the back of a cul-de-sac, great for children and pets and not much traffic, this residence provides a good standard of living with convenient access to nearby amenities - golf course, ball diamonds, soccer fields, parks and schools. This property backs onto a field. Embrace the epitome of executive living in this extraordinary townhouse without the big dollars. There is a back deck to enjoy off the kitchen to barbecue and entertain or just chill. To complete this already great package is

fridge, stove, dishwasher, microwave, washer, dryer and window coverings. Come view for yourself, you will be glad you did.