

**6 Lyons Crescent
Whitecourt, Alberta**

MLS # A2130320



\$329,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,215 sq.ft.	Age:	1989 (35 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Front Yard, Landscaped, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1B
Foundation:	Wood	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Storage		

Inclusions: shed

Great family home on a quiet crescent close to schools and backing a private park . This 4 bedroom,3 bath fully finished bungalow has been kept in great condition. Some of the features include island kitchen , large living room, 3 large bedrooms upstairs. The basement has a extra large family room with fireplace, Large bedroom, 3 pace bath and lots of storage . This home is air conditioned . Many upgrades include new shingles in 2007, triple pane windows in 2008 (except bay and patio), new downstairs bathroom 2007, new appliances in kitchen, air conditioning,hot water tank and new furnace in 2015. House freshly painted May 2024, brand new garage door May 2024, Home is well maintained and shows pride in ownership and is move in ready !