

**22 Cedar Heights
Whitecourt, Alberta**

MLS # A2133221

\$473,500



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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,764 sq.ft. | Age: | 2006 (18 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Cul-De-Sac, Private | | |

Heating: Forced Air, Natural Gas

Water: -

Floors: Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Concrete, Vinyl Siding, Wood Frame

Zoning: R-1C

Foundation: ICF Block

Utilities: -

Features: Vaulted Ceiling(s)

Inclusions: na

This spacious 2006-built home offers a beautiful and functional floor plan. With 5 bedrooms, an office and 3 full bathrooms, this fantastic home is fully finished and situated in a cul-de-sac in a desirable hilltop location, close to the hospital, rec center, Skating Rinks and schools. Immediate possession available! The open floor plan features vaulted ceilings, hardwood floors, and a gas fireplace. You'll also love the attached double heated garage. The master retreat, located on the upper level above the garage, includes a full 4-piece bathroom and a walk-in closet. The main floor offers 3 additional bedrooms and another full bathroom. Upgraded ICF foundation and added insulation helps keep the utility bills down! The finished lower level includes 2 more bedrooms, a third 4-piece bathroom, a separate storage room, laundry, and a massive family room with a projector and surround system, which are included with the home. The fenced backyard features a dog run, back alley access perfect for parking a boat or additional vehicles, and a 2-level deck perfect for relaxing. All appliances are included. The hot water tank was replaced 2 years ago.