

**41 Lyons Crescent  
Whitecourt, Alberta**

**MLS # A2135080**



**\$309,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,028 sq.ft.	<b>Age:</b>	1991 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Greenbelt, No Neighbours Behind, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-1B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Vaulted Ceiling(s)		

**Inclusions:** na

Immediate Possession available! Charming Family Home with Spacious Living Areas and ample yard space. Discover this fantastic property, perfect for families seeking space and comfort. Featuring 4 bedrooms and 3 large living areas, everyone can enjoy their own space. The home boasts a 22x22 heated garage—no neighbors behind you! Inside, you'll appreciate the vaulted ceilings that add a touch of elegance and openness to the living spaces. The main bathroom has been recently renovated, ensuring modern comfort, and the home includes a new hot water tank and a new garage door opener for added convenience. Located in a prime area, this home is close to parks, walking trails, a golf course, and top-rated schools. Don't miss out on this incredible opportunity