

**26 Trading Post Trail**  
**Whitecourt, Alberta**

**MLS # A2136801**



**\$378,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,172 sq.ft.	<b>Age:</b>	1989 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Cleared		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt 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>	Closet Organizers, High Ceilings, Vinyl Windows		

**Inclusions:** Town garbage can

Introducing a well-kept 3-level split home with ample storage space. 19'x20' attached and heated front garage, perfect for keeping your vehicles safe and warm during the colder months. The garage also features great storage shelves and a convenient sink. Upon entering the main entrance, you'll be greeted by high ceilings that create a sense of openness and a sunken living room. The main floor showcases beautiful hardwood flooring throughout, giving the space a warm and inviting feel. The kitchen is open and offers views of the backyard, where you can step out onto your composite deck and enjoy outdoor dining or relaxation. The kitchen also features a convenient island and a spacious dining area, making it perfect for hosting gatherings or enjoying family meals. Upstairs, you'll find 1.5 bathrooms and 3 full bedrooms. The primary bedroom is especially impressive, with its own walk-in closet. The lower level of the home offers a fourth bedroom and a laundry room, along with a large family room that features a cozy wood-burning stove. Additionally, a full bathroom with electric in-floor heating is located in the basement, adding extra space for guests. There are several storage locations throughout the home, including a large crawl space underneath the main level, ensuring that you'll have plenty of room for all your belongings. The backyard of this property is quiet and private, surrounded by mature, full-grown trees that provide shade. If you're a fan of hot tubs, you'll be pleased to know that there is still a 220 plug available, allowing you to easily install one. The fence surrounding the property is cemented in, providing a maintenance-free solution for mowing. Additionally, there is extra room on the west side of the home, offering the potential to add RV parking. Lastly, the property has the added convenience of back alley access.