

**42 Kimzey Crossing  
Whitecourt, Alberta**

**MLS # A2141118**



**\$284,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,302 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Driveway, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-1B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Sauna, Storage		

**Inclusions:** SHED. GREEN HOUSE

Finding serenity in this charming Spanish-Style 3 level split home can be a real retreat. Step inside this cozy home with a crackling wood burning fireplace in the living room. Here is an eat in kitchen with plenty of cabinets and counter space. There are patio doors from this space to a nice private deck. There are 3 bedrooms up and 2 bathrooms, included a 3 pcs ensuite. The third level is developed with a large family room with nice large windows, a 2 pcs bathroom, sauna, laundry/utility room. There is so much storage in the crawl space no problem in this home to tuck away your things. Ample storage no question. The home is sitting on a large 9211 sf fenced lot with lots of mature trees and providing loads of privacy. The side deck is great for entertaining or just enjoying the peace and tranquility. There is an attached heated single garage (16 x 20). Come add your own personal touches to this home. A very good neighborhood on the hill, close to schools, parks, walking trails, & hospital. This little Gem may be just what you are looking for.