

44 McLeod Drive
Whitecourt, Alberta

MLS # A2147121



\$372,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,291 sq.ft.	Age:	1961 (63 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Few Trees, Front Yard, Lawn, Yard Lights		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Jetted Tub, Kitchen Island, Storage, Vinyl Windows		

Inclusions: town issued garbage can.

The perfect custom home on a large corner lot located less than a block away from the rec centers and public high school, parks, and hospital. This property is move-in ready and includes the bells and whistles a long-time owner with pride can offer. Many recent updates include flooring, painting, and trim. The side entry is extra large, attached to the double heated garage (only used for storage), and flows into the dining and kitchen. This bright kitchen is super clean with an island and newer appliances. The large living room faces the front street, 3 bedrooms upstairs plus a beautiful main bath. Downstairs is an amazing space of a family room, a large laundry with storage, a bedroom, and a bath. Outside the yard is also impeccable with a privately fenced side yard that is partially covered for entertaining plus artificial grass. There is great parking and trees. Put this one on your list!