

**50 Beaver Drive  
Whitecourt, Alberta**

**MLS # A2148327**



**\$279,700**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,152 sq.ft.	<b>Age:</b>	1968 (56 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Lawn, Yard Lights, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Wood Siding	<b>Zoning:</b>	R-1B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** town garbage can

It is the most charming property for a young family or someone looking for convenience. This bungalow has a very private backyard that is fenced and encircled by trees. Gardens in the back with a shed and 24' wide by 26' deep detached and heated garage. The back deck faces north. A large kitchen and dining area is facing the backyard. Newer cabinets with pantry space and extra countertops. Laundry is adjacent to the bedrooms and kitchen. 2 good-sized bedrooms upstairs and 2 baths. A living room is in the front. Downstairs 2 more good-sized bedrooms and a roughed-in bath. This family room has a wet bar and bright windows. Super clean and neat with no carpets. Move in ready for a quick possession.