

**11 Virginia Avenue**  
**Whitecourt, Alberta**

**MLS # A2153782**



**\$429,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,390 sq.ft.	<b>Age:</b>	1985 (39 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Attached, Driveway, Gated,		
<b>Lot Size:</b>	0.30 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Lawn, Garden, L		

<b>Heating:</b>	In Floor, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, 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>	Brick, Vinyl Siding	<b>Zoning:</b>	R-1B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, See Remarks, Storage		

**Inclusions:** SMALL SHED

" A RARE FIND !!!" Located on highly desirable Virginia Avenue, you will find this well cared for home situated on a massive 13,130 sq.ft. fenced lot. This property offers you the back yard privacy you've been looking for, gated RV parking, separate parking area off the side lane, large garden, mature trees, tons and tons of perennials, large back deck and patio area. This well-manicured lot and size will truly impress. This large 6 bedroom home has had numerous upgrades over the years including all newer flooring over the years, all newer windows (except 2), new toilets and sinks, new light fixtures in living room, dining room and hallways, shingles are newer and a newer hot water tank. This beautiful home has a large front living room, impressive family room with a wood burning fireplace and a good sized den on the lower level to add to the 6 bedrooms. There is lots of storage in this home which also has a front attached heated garage. This property is well suited for multi-generation living with all the living space and all the parking. This home is in a quiet and peaceful hilltop neighborhood in a cul-de-sac and these large lots in town are a rare find. All appliances are staying with this home.