

**43 Kimzey Crossing
Whitecourt, Alberta**

MLS # A2158554



\$220,000

Division:	NONE		
Type:	Residential/Other		
Style:	2 Storey, Side by Side		
Size:	1,326 sq.ft.	Age:	1978 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Off Street, On Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, No Neigh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	26-59-12-W5
Exterior:	Wood Frame, Wood Siding	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: REFRIGERATOR, STOVE, MICROWAVE, WASHER, DRYER, LIGHT FIXTURES

Affordable home in amazing uphill location. Situated close to the hospital, rec centre, arena and backing onto Pat Hardy School makes this the ideal property. The home offers 1326 sqft of living space, with a functional main floor with the spacious living room, a bright kitchen/dining room combo that overlooks the private back yard, 2 pc bath and fantastic mudroom leading to the deck. Upstairs you will find 3 bedrooms, and a 4pc bath. The basement is partially finished with laundry area, loads of storage as well as a bonus room that could be used for kids toy room, theater room or exercise space. There is back alley access and ample parking for vehicles or that RV. Many upgrades over the past 4 years which include vinyl plank flooring, fresh paint, new baseboards, and new front window to name a few. Whether you're looking for a starter, investment property or downsizing this well maintained move in ready home will have you fall in love.