

43 Trading Post Trail
Whitecourt, Alberta

MLS # A2163300



\$335,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,242 sq.ft.	Age:	1989 (35 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Mixed	Zoning:	R1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Pantry, Storage		

Inclusions: garage door remote, town garbage can

Easy fit for a big family! This four level split offers good space, a back yard that backs onto the park / greenspace and great storage. You will enjoy this large front living room and open dining room area. Kitchen is on the back looking out to a beautiful deck, manicured & treed yard. 3 bedrooms upstairs. Fourth bedroom is on the third level. This is a huge family room with a wood burning fireplace and windows to the back. The bottom level is full of storage and room for a gym or other hobbies. Back yard faces south for brightness. Double car garage is 20' x 20' heated garage and access' from the home. A large shed is 260 sq'. Shingles were replaced approximately 2 years ago. Water lines replaced this year with manifolds and shut off valves.