

**38 Gunderson Drive  
Whitecourt, Alberta**

**MLS # A2164541**



**\$239,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-MHS
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Storage Shed, Town issued Garbage Can

Affordable & Practical Living &ndash; Perfect Starter Home or Stair-Free Comfort! Welcome to this inviting 4-bedroom, 2-bathroom home, thoughtfully designed for both practicality and comfort. Built in 2012, this charming residence offers a single-level, open-concept layout with vaulted ceilings and an abundance of natural light throughout. Whether you're starting out or downsizing, this home is the perfect fit! The kitchen boasts ample storage, complete with a dedicated pantry, while the laundry room offers built-in cabinets for added convenience and extra space for a deep freezer. Enjoy year-round comfort with the added luxury of central air conditioning. Located in a friendly neighborhood, this home is just minutes from schools, playgrounds, walking trails, and a bus stop&mdash;making it ideal for families or anyone seeking convenience. Combining affordability with modern amenities and a prime location, this home is an excellent choice for a wide range of buyers.