

12, 9 Leedy Drive
Whitecourt, Alberta

MLS # A2164844



\$247,900

Division:	NONE		
Type:	Residential/Triplex		
Style:	2 Storey, Side by Side		
Size:	1,479 sq.ft.	Age:	2005 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 265
Basement:	Finished, Full	LLD:	36-59-12-W5
Exterior:	Stucco	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Pantry, Storage, Walk-In Closet(s)		

Inclusions: DISWASHER, WASHER/DRYER, REFRIGERATOR, STOVE, MICROWAVE RANGE HOOD,

MOVE IN READY!! This spacious 4 bedroom 3 bathroom condo will check off all the boxes. The 2 storey condo offers over 2000sqft of living space with loads of storage and room for a growing family. In the kitchen you will find stainless steel appliances, beautiful light cabinets and a large pantry. The kitchen/dining room opens up to your deck and fenced back yard. Upstairs you have 3 spacious bedrooms. The master has a large bay window, walk in closet and 4 pc bathroom. The basement is fully finished with family room, 4 pc bath and 4th bedroom. The hot water tank was replaced in 2019, and home has infloor heat. The property is close to Percy Baxter & St Joesph schools, walking trails, golf course, playgrounds and more.