

**14, 9 LEEDY DRIVE**  
**Whitecourt, Alberta**

**MLS # A2165669**



**\$234,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bi-Level, Side by Side		
<b>Size:</b>	732 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 265
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** none

Over 1,400 square feet of living space! This is a great condo close to Percy Baxter School! This condo is in great shape and not far from Graham Acres, ball diamonds, and golf course! This property has vaulted ceilings, lots of natural light on both floors. Custom cabinetry throughout and more storage than in most homes with custom built ins in every closet. There are a total 3 bedrooms and 2 bathrooms. The basement has in floor heat. There is a back deck off the kitchen so you can entertain with barbques and a fenced backyard for young kids and critters!