

**3 Karlzen Court**  
**Whitecourt, Alberta**

**MLS # A2167554**



**\$229,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<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>	Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Shed

Practical and affordable 3-bedroom, 2-bathroom home on a spacious 5,856 sqft lot! Enjoy a large, private yard with no neighbors behind. The bright open layout features vaulted ceilings and ample natural light throughout. The primary suite includes a generous walk-in closet and a full tub/shower combo. Recent updates include new shingles and flooring throughout. Relax on the large deck or utilize the handy storage shed. Why pay expensive rent when you can own your own home?