

**61 Kimzey Crossing  
Whitecourt, Alberta**

**MLS # A2174400**



**\$259,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,255 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Off Street, Rear Drive		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, No Neighbours Behind, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	26-59-12-W5
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Walk-In Closet(s)		

**Inclusions:** na

Affordable for the first-time home buyer or growing family, this duplex offers an ideal opportunity to step into homeownership. With three bedrooms and one and a half bathrooms, there's plenty of space for comfortable living. The fenced backyard provides a secure play area for children or pets, while the shed offers additional storage for outdoor equipment or seasonal belongings. Oversized 24x26 heated garage with a brand new furnace installed. All new vinyl plank flooring has been installed throughout the home making this home move in ready! Beyond its practical features, this home's location is unbeatable. Close to essential amenities such as the hospital, Allan and Jean Millar Centre, trails, parks, and playgrounds, residents enjoy a vibrant community lifestyle with everything they need just moments away.