

15 Park Point
Whitecourt, Alberta

MLS # A2176351



\$469,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,401 sq.ft.	Age:	2005 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Interior Lot, Landscaped, Yard Drainage		

Heating:	Boiler, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)

Inclusions: window coverings, town garbage can

This beautifully maintained bi-level residence is situated in an excellent neighborhood at the end of a tranquil cul-de-sac close to walking paths and parks. The main entry is spacious. It includes built-in storage and access to the basement and garage. The main floor showcases hardwood flooring throughout the open-concept kitchen, dining area, and living room, complemented by elevated ceilings. The kitchen is appointed with an island, granite countertops, an under-mount sink, a corner pantry, and solid wood cabinetry. A gas fireplace is in the center of the dining room and living room. Perfect for our chili days ahead. Three generously sized bedrooms on the main floor. The master bedroom, located at the rear of the residence, features a walk-in closet and a spacious ensuite bathroom with an elegant barn door, as well as access to the outdoor decks. Additionally, the basement encompasses a large family room or games area. There is a bathroom equipped with a soaker tub. 2 great-sized bedrooms with large windows plus more storage downstairs. The home is equipped with in-floor heating, an on-demand hot water system, and a forced-air furnace with air conditioning. Shingles are approximately 5 years old. This yard has a double-tiered wood deck, a fenced yard, and two gates for access. A handy shed is on the side. This seller would allow a quick possession. The front attached garage is 24'x24'. It is heated and full of bright lighting.