

**51 Kreiner Crescent
Whitecourt, Alberta**

MLS # A2177643



\$429,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,320 sq.ft.	Age:	2005 (19 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Additional Parking, Double Garage Detached, Garage Door C		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, City Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Lawn, Low		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Closet Organizers, Laminate Counters, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: window coverings blinds

This fabulous 4 bed - 3 bath home is a must see. Built in 2005, this bi-level home offers 1320 sq. ft. of quality living space. The main floor offers a dine in kitchen concept with maple cabinets and pantry, newer appliances and garden doors to the fabulous covered deck. The large living room is open to the eat in/dining area. This plan is open and modern. The huge primary suite (12' x 17' x 9') with a walk-in closet has a 3pc bathroom with a two-person shower. The second bedroom on the main floor is very spacious with a walk in closet as well. The basement boasts 9-foot ceilings and offers 2 additional spacious bedrooms, a large four-piece bathroom, a generous family/recreation room with a pool table, that stays. The windows in the basement are great size, making it bright and airy. The basement also provides ample storage space. There is a laundry/utility room on this level as well. This home comes with many extras, including newer appliances, shingles on the house and garage that are less than five years old, air conditioning, and a newer hot water tank. The permanent Christmas lights GOVEE - LEDs in various colors add a festive touch to the property. Other notable features of this home include custom blinds, new sidewalks in the backyard, plumbed for in-floor heating, a covered cement Deck, with covered storage under the deck. In the fabulous private backyard is fully fenced with 100% maintenance free PVC fencing ensuring privacy and safety. For car enthusiasts, this property offers a 26 x 30 heated garage with epoxy flooring and plenty of upper cabinets for storage. (lower cabinets DO NOT STAY) Additionally, there is a 12 x 20 tin shed with power. Parking is not an issue with this home, as the large lot can accommodate an RV, a boat, and at least 4 more vehicles, Plus the 26 x 30 heated garage.

The lot is 8156sf. (Irregular Shaped/ Cul-de-sac Lot) Overall, this beautiful property is move-in ready, with nothing left to do but enjoy all it has to offer. Pride of ownership is most evident Don't miss out on this fantastic opportunity! Far too many extras to mention them all, close to schools, parks, walking trails , golf course, etc. Come see for yourself - You WILL be Glad you did.