

**80 Chickadee Drive
Whitecourt, Alberta**

MLS # A2179763



\$360,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,331 sq.ft.	Age:	1978 (46 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Concrete Driveway, Double Garage Detached, Garage Door Op		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-1B
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Pantry		

Inclusions: Town garbage can.

Discover the perfect family location on Chickadee Drive, situated on a hill! This neighborhood backs onto Centennial Park and is within walking distance to schools, offering acres of paved and natural walking trails surrounded by trees. The cul-de-sac is designed for local traffic only. The large, pie-shaped lot includes back alley access and features concrete next to a double car, 24' x 28' heated garage, allowing for ample RV parking. The property also has a fenced vegetable garden, a shed, and plenty of lawn space. Inside, you will find a spacious 1,330 sq. ft. bungalow with five fully finished bedrooms and convenient main floor laundry. The front living room faces south, with the kitchen and dining area located at the back. The main bathroom has recently been renovated and includes a walk-in shower. The bright and open downstairs area features a new gas fireplace and updated flooring, making it perfect for relaxation. The large games room is equipped with a billiards table and accessories. This home is heated with a high-efficiency forced air furnace and is move-in ready, allowing for quick possession.