

**22 Cedar Heights
Whitecourt, Alberta**

MLS # A2182071



\$434,900

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,764 sq.ft.	Age:	2006 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Double Garage Attached, Driveway, Garage Door Opener, Gara		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1C
Foundation:	ICF Block	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: na

This spacious 2006-built home offers a beautiful and functional floor plan. With 5 bedrooms, an office and 3 full bathrooms, this fantastic home is fully finished and situated in a cul-de-sac in a desirable hilltop location, close to the hospital, rec center, Skating Rinks and schools. Immediate possession available! Large fenced yard features a dog run, back alley access perfect for parking a boat or additional vehicles, and a 2-level deck perfect for relaxing. The open floor plan features vaulted ceilings, hardwood floors, and a gas fireplace. You'll also love the attached double attached garage. The master retreat, located on the upper level above the garage, includes a full 4-piece bathroom and a walk-in closet. The main floor offers 3 additional bedrooms and another full bathroom. Upgraded ICF foundation and added insulation help keep the utility bills down! The finished lower level includes 2 more bedrooms, a third 4-piece bathroom, a separate storage room, laundry, and a massive family room with a projector and surround system, which are included with the home. All appliances are included. The hot water tank was replaced 2 years ago.