



**10 Auttreaux Drive
Whitecourt, Alberta**

MLS # A2278990



\$199,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MHS Man
Foundation:	None	Utilities:	-
Features:	Ceiling Fan(s), Vaulted Ceiling(s)		

Inclusions: Storage shed

One of the biggest surprises at 10 Auttreaux Drive is the amount of outdoor space. With a large lot, room for a future garage, a spacious deck, fire pit area, and plenty of yard to enjoy, this property offers breathing room that many buyers struggle to find in this price range. This 1991 home, set on its own lot, offers 1,216 sq ft of comfortable, well-planned living in Whitecourt. With a peaked roof and a layout that makes the most of space and light, this property feels open, welcoming, and easy to live in. Inside, you'll find a large, sun-filled living room and an open kitchen with plenty of windows, a pantry, and generous counter and cabinet space—ideal for everyday living and casual entertaining. All new flooring in 2025 gives the home a fresh, updated feel throughout. The primary bedroom is spacious and includes ample closet space along with a 3-piece ensuite featuring a soaker tub and separate water closet. Two additional bedrooms and a full main bathroom complete the interior. Major updates include a new hot water tank (2023), new furnace (2025), and shingles replaced around 2015, offering peace of mind for years to come. Outside, the yard is private and nicely set up, with a covered deck for relaxing and entertaining. Back alley access leads to a parking pad with space for three vehicles, plus a large storage shed for tools, seasonal items, or hobbies. A solid, bright home with thoughtful updates, practical outdoor space, and a layout that simply works—this is a great opportunity for comfortable living on your own lot.