



GRASSROOTS

REALTY GROUP

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**29 Lyons Crescent
Whitecourt, Alberta**

MLS # A2289978



\$334,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,208 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, C		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cleared, Cul-De-Sac, Front Yard, Interior Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	SFD
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry, Storage, Wood Windows		

Inclusions: NONE

Whether you're looking for a functional family home or your next high-equity project, 29 Lyons Crest offers the perfect canvas. Situated in a desirable, quiet neighborhood on an impressive 1208 sf bi-level home, with a 52.49 x 134.45 lot that is packed with potential and ready for its next chapter. This spacious home boasts 3 bedrooms up and with 1 bedroom down as well as 3 bathrooms 2 full bathrooms up and 1 – 3 pcs down. Chef's Foundation: A lovely, expansive kitchen featuring an abundance of cabinetry—perfect for hosting. This kitchen is an eat in Kitchen with loads of counter space as well as a pantry. Off the eat in kitchen you will find a large sunroom that is a stand out providing loads of windows. Great for summer evenings and entertaining and transitions to the large fenced back yard. Here you will find a large oversized garage with in floor heat. (24 X 26) Comfortable Living Room; Elegant hardwood floors flow through the living room, complemented by a large window to add lots of natural light. There is newer laminate flooring in the upper 3 bedrooms. Fully Developed Basement: Includes a large family/rec room, a generous fourth bedroom, a dedicated storage room, and a massive laundry/utility area. Garage was Built in 1993 an oversized detached garage is a dream for hobbyists or mechanics. It comes fully equipped with in-floor heating, ensuring a comfortable workspace all year round. The property sits on a deep, fully fenced lot, offering plenty of privacy and room for kids, pets, or future landscaping projects. While the bones and layout are fantastic, the home is looking for a handyman's touch. With some cosmetic updates and a bit of “Love” this property could easily be transformed into the neighbourhood showstopper. Location is great close to schools, churches, parks, Festival

Park, golf course, walking trails.