



**22 KREINER Crescent
Whitecourt, Alberta**

MLS # A2293087



\$329,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,230 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Interior Lot, Irregular Lot, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, Laminate Counters, No Smoking Home, Pantry, Storage, Sump Pump(s), Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this charming raised bungalow, built in 2005, nestled in a desirable neighborhood. Spanning 1,230 square feet, this home boasts 4 well-appointed bedrooms and 2 full bathrooms, making it an ideal choice for families or those seeking extra space. As you enter, you'll immediately notice the inviting kitchen, which features ample cabinetry and a pantry, perfect for all your culinary needs. The kitchen opens up to a bright eat in kitchen area, where patio doors lead to a partially covered back deck, providing a wonderful space for outdoor entertaining or simply enjoying a morning coffee while overlooking the fenced backyard. The master bedroom is a good size, complete with a walk-in closet and an ensuite with a 4 pcs-bathroom, offering both privacy and comfort. With 3 bedrooms up and 2 full bathrooms. The basement is nearly finished, offers a large family room/recreational area, ideal for gatherings or relaxing evenings. Here you will find the 4th spacious bedroom, providing flexibility for guests or family members. While the bathroom in the basement is framed and ready for completion. The large windows allow natural light to flood the space, creating a bright and airy atmosphere. With the large windows in this raised bungalow, you will never feel like you are in a basement. This home comes equipped with all 6 appliances and window coverings, making it move-in ready. Although there isn't a garage, there is room to add one in the future. All closets in this home have great closet organizers. With its thoughtful layout and family-friendly features, this raised bungalow is a wonderful place to call home. Don't miss the chance to make it yours! Shingles replaced in 2022, newer appliances last 5 years, some new flooring.