



GRASSROOTS
REALTY GROUP

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16 WOOD Drive
Whitecourt, Alberta

MLS # A2308460



\$269,900

| | | | |
|------------------|----------------------------------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,244 sq.ft. | Age: | 1995 (31 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Driveway, Parking Pad | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped | | |

| | | | |
|--------------------|------------------------------|-------------------|-----------------------------------------------------|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Laminate, Linoleum | Sewer: | Public Sewer |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | Electricity Connected, Natural Gas Connected, Sewer |
| Features: | No Smoking Home, See Remarks | | |

Inclusions: SHED

"NEWER HOME UNDER \$270,000 !!" This 1995 home comes with all the appliances, a large fenced yard and has new shingles installed in 2019 and a new furnace last year. There is also newer dark laminate flooring that has been installed on the entire upper level and stairwell. This 3 bedroom and 2 bathroom home has a large back deck, back alley access and is located near the end of a cul-de-sac. NO carpeting in this home and is in walking distance to Rotary Park.