



GRASSROOTS

REALTY GROUP

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**23 Rodeo Way
Whitecourt, Alberta**

MLS # A2309849



\$419,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,045 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Dog Run Fenced In,		

Heating:	Boiler, Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-1C
Foundation:	ICF Block	Utilities:	-

Features: Central Vacuum, Closet Organizers, Crown Molding, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: NONE

Experience the perfect blend of modern living and comfort in this stunning high-level home, boasting 1,006 square feet of beautifully developed space. Built in 2011, this property showcases numerous upgrades that elevate its appeal. This home is completely built with Innovative Logic Styrofoam and cement top to bottom which make this home better for wind, moderate tem and energy efficient. The heart of the home is undoubtedly the great kitchen, which features ample counter space and cabinets, a gas stove, and a generous pantry, making it a dream for any culinary enthusiast. Adjoining the kitchen is a cozy dinette, perfectly sized to accommodate a substantial dining table, ideal for family meals or entertaining friends. As you step into the inviting living room, you'll be welcomed by a warm gas fireplace and expansive windows that offer a delightful view of the backyard. This home features a well-thought-out layout with two bedrooms upstairs and two additional rooms downstairs, providing flexibility for family, guests, or even a home office. The property includes 3 bathrooms, with a convenient 2-piece powder room on the upper level. The primary suite is a true retreat, complete with a three-piece ensuite bathroom and a spacious walk-in closet. The fully developed basement is a highlight, featuring a large family room perfect for relaxation and entertainment. Two generously sized bedrooms with large windows ensure plenty of natural light, while a well-appointed 4-pc bathroom adds convenience for family or guests. The home is designed with attractive architectural details that enhance its charm. Comfort is prioritized throughout the property with heating in the basement, a heater in the double attached garage. The central vacuum system, complete with multiple dustpans and plug-ins, simplifies cleaning. This home comes equipped with all

window coverings, ensuring privacy and style. Step outside to discover a covered deck and on the ground level there is a cement pad perfect for a patio or a hot tub. The yard is enclosed with a chain-link fence featuring privacy slats, complemented by mature trees that provide an additional layer of seclusion. Located in a wonderful neighborhood, this home offers everything you need for a comfortable lifestyle. This home comes complete with fridge, stove (gas), dishwasher, washer and dryer, central vac and attachments, garage door opener and control. With nothing left to do but move in and enjoy, this property is a true gem waiting for its new owners. (Hot and Cold water in the Garage)