



**42 Olson Crescent
Whitecourt, Alberta**

MLS # A2311497



\$409,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,310 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Additional Parking, Asphalt, Double Garage Detached, Driveway, Front Drive,		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Walk-In Closet(s)		

Inclusions: na

Welcome to this inviting family-friendly home in the heart of Whitecourt! Whether you're a first-time buyer, growing family, or simply looking for a property that offers comfort, functionality, and an exceptional location, this well-maintained two-storey is sure to impress. Backing directly onto a walking trail, greenspace, and playground, this home offers the kind of backyard setting families dream of—perfect for children, pets, and anyone who enjoys easy access to outdoor recreation. Inside, you'll find a number of stylish modern updates that make the home feel warm and welcoming. The living room features a stunning fireplace feature wall complete with built-in shelving and storage, creating a beautiful focal point for everyday living and entertaining. The refreshed kitchen offers updated cabinetry, a large island with plenty of prep space and seating, and a functional layout designed to keep up with busy family life. The updated 2-piece powder room adds a modern touch with its trendy design and finishes. Central air conditioning helps keep the home comfortable throughout the warmer months. Upstairs offers comfortable family accommodations, including a spacious primary bedroom featuring a large window and plenty of natural light. Additional bedrooms and a full bathroom complete the upper level. Step outside to enjoy the covered back deck complete with a natural gas BBQ hookup, making outdoor cooking and entertaining easy and convenient. Overlooking the fully fenced yard, this outdoor space is ideal for summer gatherings, children at play, or simply relaxing after a long day. The impressive 24' x 26' heated detached garage provides ample room for vehicles, storage, hobbies, and projects, while the long driveway offers additional parking, including space for an RV.