



GRASSROOTS
REALTY GROUP

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34 Feero Drive
Whitecourt, Alberta

MLS # A2311509



\$204,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,026 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: None

Super immaculate! Located on the hill close to Pat Hardy School , hospital,sport facilities and centennial park makes this starter home a great option for a first time buyer or rental investor. This home features 3 bedrooms , 2 baths , fenced yard , alley access and numerous upgrades . With as little as 5% down makes this and affordable option . 5 appliances and shed complete the package . Shingles were completed in 2024 on the back of the home. Siding and trim for the front will be left behind for that upgrade!