



**94 Harolds Hollow  
Whitecourt, Alberta**

**MLS # A2316105**



**\$304,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	994 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cleared, Front Yard, Landscaped, Lawn, Pie Shaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-1C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Vinyl Windows		

**Inclusions:** N/A

Welcome to this well maintained 4-level split home offering space, functionality, and thoughtful upgrades throughout. Featuring durable stucco siding and a convenient side entry. This home is perfect for families or those seeking flexible living space. The main level boasts a bright and spacious living room with laminate flooring, leading into a large kitchen with dining area. The kitchen is equipped with granite countertops, soft close cupboards, and patio doors that open onto a generous deck - ideal for entertaining or enjoying the outdoors. Upstairs, you'll find a large primary bedroom complete with a walk-in closet, a second bedroom and a 4-piece bathroom. The lower level offers two additional bedrooms and another 4-piece bathroom, providing plenty of room for family or guests. The lowest level includes a laundry area and offers great potential for a future recreation room of additional living space. This home has seen several updates, including all appliances replaced in 2022, a new hot water tank in 2023, and professional exterior painting (house and garage) completed in 2023. Additionally, new eavestroughs were installed in fall of 2025. Outside, enjoy a fully fenced backyard with a 15 foot RV gate, perfect for extra parking or storage. The property also features a spacious double detached garage, complete with a plumbed gas line ready for a future heater. A fantastic opportunity to own a move-in-ready home with room to grow.