



**GRASSROOTS**

REALTY GROUP

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**45A Kallbom Crescent  
Whitecourt, Alberta**

**MLS # A2318033**

**\$229,900**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, Level, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-1C LOW DENSITY RES
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** N/A

"HILLTOP AFFORDABLE HOME !!" Located on the hill near the hospital, this 2-story duplex has a fenced yard , private back patio area and comes with all the appliances and a shed. The shingles were replaced a few years ago and furnace is newer and some windows have been replaced. The fridge and washing machine are new. There is some newer flooring and there have been some improvements in the bathrooms , a newer vanity, newer soaker tub and a new shower installed on the main level. This home is in a great location on the hill, waking distance to schools and the hospital. This property would make an excellent investment as a rental property or a first home for those just starting out who prefer not to rent. This current owner has owned this home for 14 years and possession can be immediate .