



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

108 Wellwood Drive
Whitecourt, Alberta

MLS # A2319944



\$365,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,350 sq.ft.	Age:	2024 (2 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: shed, town issued garbage can,

Built in 2024, this fully finished two-storey half-duplex offers a total of 2,000 square feet of living space across three completely developed levels, making it entirely move-in ready with no projects left to complete. The main floor opens into a large, south-facing living room filled with natural light, leading past a two-piece bathroom and plenty of closet and pantry storage into the open-concept kitchen and dining area. From there, you can step out onto a beautiful back deck overlooking a deep 124-foot lot with the privacy of no neighbours directly behind you. A wide staircase brightened by an overhead window leads to the second level, which features a full four-piece bathroom and three bedrooms, including a primary suite with room for extra furniture and a large walk-in closet. The builder-finished basement features high 9-foot ceilings, a cozy family room, a 3 pc bathroom, laundry, and two additional bedrooms, bringing the home's total to 5 bedrooms and 2.5 bathrooms. Complete with a triple-car driveway for plenty of off-street parking, this modern and clean property is ready for you to simply unpack and enjoy.