



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**38 Blueberry Drive  
Whitecourt, Alberta**

**MLS # A2321561**



**\$449,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,637 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-1A LOW DENSITY RESIDENT
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	-

**Features:** Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** WINDOW COVERINGS, POOL TABLE AND ACCESSORIES, KEG FRIDGE AND TAP

"LARGE IMPRESSIVE HILLTOP BUNGALOW AND STUNNING BACK YARD !!! This beautiful 1600+ sq.ft. bungalow has it all inside and outside. The main floor offers a large living room with vaulted ceilings , hardwood floors , wood fireplace with rock wall to the ceiling , and is open to the kitchen and large dining area. The kitchen has plenty of cabinetry and a huge island and coffee station. There is a large dining area and the living room, kitchen and dining room are all open to each other and located in the center of this perfect family home. The east side of this home offers 2 large bedrooms and a totally redone main bathroom . The west end of the home offers a massive primary bedroom and totally redone 5-piece ensuite bathroom with double sinks, separate shower and stand alone tub. there is also main floor laundry in this beautiful bungalow. The developed basement is equally as impressive offering a cozy family room and also a separate 30'x23' entertainment/ games room with a wet bar, keg fridge and tap, and a pool table - which will be staying. The basement also offers another bedroom, a third totally redone bathroom, a 12'9"x10'9' storage room and second storage area. The exterior of this home is even more impressive with a huge wraparound deck stretching 40 feet at the back and continuing on for another 15 feet on the side. There is also a covered gazebo to relax in on the deck. There is an impressive firepit area in this totally private back yard. This backyard has been transformed into a gardener's delight with tons of perennials, shrubs and trees strategically planted to create the privacy everyone desires. There is a large shed with a roll up door that will be staying as well. The yard is fenced and this package also includes a double heated garage and RV parking. Recent improvements include a newer hot water tank, newer garage door, most light

fixtures have been replaced, reinforced decks with storage beneath, newer furnace in garage, and both home furnaces have newer electrical components. All appliances are staying including the pool table . Pride of ownership is most evident in this property !!!!!