



GRASSROOTS
REALTY GROUP

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**78 Harolds Hollow
Whitecourt, Alberta**

MLS # A2323937

\$349,000



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,278 sq.ft.	Age:	1985 (41 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Low Mainten		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), No Smoking Home		

Inclusions: Town garbage can

This comfortable Harolds Hollow bungalow features paved exposed-aggregate front parking and a solarium porch entry. The main level includes two new front windows, fresh paint, updated flooring, and a living room with views of the backyard, complete with a full wall of built-in bookshelves and entertainment cabinets. Separate from the living room, the renovated kitchen and dining area offer new cabinets, countertops, newer appliances, a wood fireplace, and patio doors. Three main-floor bedrooms share a bathroom with a deep soaker tub, separate stand-up shower, and large vanity. The finished concrete basement adds a family room, back games room/den, a fourth bedroom (the only carpeted space), built-in laundry room cabinets, substantial storage, and a new double-shower bathroom. The yard features mature trees and perennials, backing onto a community park with an unheated 12' x 19' alley-access garage/workshop.