



**11 Virginia Avenue  
Whitecourt, Alberta**

**MLS # A2324856**



**\$434,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,903 sq.ft.	<b>Age:</b>	1985 (41 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.30 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Beach, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s),		

<b>Heating:</b>	Boiler, In Floor	<b>Water:</b>	-
<b>Floors:</b>	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>	Brick, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-1B
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Laminate Counters, Storage, Vaulted Ceiling(s)		

**Inclusions:** storage shed, garage door opener, blinds, central vac and attachments

Spacious 4-Level Split on Over 13,000 Sq. Ft. Lot & Move-In Ready! Built in 1985 and meticulously maintained, this 5-bedroom + den home offers room for everyone with a thoughtfully designed 4-level split layout. Step inside to a bright, vaulted living room filled with natural light, a formal dining area for special gatherings, and a convenient kitchen with breakfast nook for everyday meals. You'll also enjoy two additional family rooms, perfect for relaxing or entertaining. The home features three bathrooms & a 4-piece main, a 3-piece ensuite, and a 2-piece in the basement & plus a spacious storage room. Cozy up to the wood-burning fireplace in the basement on chilly evenings. Recent upgrades include a brand-new electrical panel and a 60-gallon hot water tank (Aug 2025), new garage door opener with all new hardware(June 2026) for peace of mind. Flooring is a blend of ceramic tile, laminate, and hardwood & no carpet here & with in-floor heat on three levels for year-round comfort. This home also offers copper plumbing- so no hassle! Outside, you'll find a large deck, additional patio space, and a beautifully manicured yard with mature perennials, two gardens plus a raspberry patch, and a storage shed. The property offers a double, heated attached garage, a second parking pad, and back alley access with a double gate. With over 13,000 sq. ft. of lot space, this home provides privacy, outdoor living, and room to grow & all in a well-cared-for package that's ready for it's new owner now!