



**4 Allan Crescent
Whitecourt, Alberta**

MLS # A2326044



\$385,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,203 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), High Ceilings, Storage, Walk-In Closet(s)		

Inclusions: shed, town issued garbage can,

Located in a quiet spot off the main road, this bright and open bi-level home offers a great layout with plenty of features. The main floor welcomes you with tall vaulted ceilings and a cozy gas fireplace in the living room, leading into a bright kitchen and dining area that faces south for excellent natural light. This level includes three bedrooms and two full 4-piece bathrooms, featuring a primary bedroom complete with a walk-in closet and a peaceful sitting nook looking out to the yard. Downstairs, the finished basement expands your living space with a large, open recreation room, a corner wet bar, a fourth bedroom, and a 3-piece bathroom. The outdoor setup is equally impressive, highlighting a south-facing backyard with a large two-tiered deck and natural gas hookups, a 22' x 22' heated front-attached garage, and a drive-through shed with convenient back alley access.