



31 Steward Drive
Whitecourt, Alberta

MLS # A2326338



\$394,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,158 sq.ft.	Age:	1995 (31 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn,		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home		

Inclusions: town garbage can, shed

Located at the end of a quiet cul-de-sac on a private, treed, pie-shaped lot, 31 Steward Drive is a roomy bi-level home offering a great layout and a fantastic location near the Athabasca River walking trails, Festival Park, and the dog park. The main floor features an open-concept living space with tall ceilings that flow from the front living room into the kitchen and dining areas, creating a bright atmosphere that looks out onto the back deck. In the kitchen, a large peninsula offers plenty of counter space, while the main level also hosts three bedrooms—including a primary bedroom with a walk-in closet and a 3-piece ensuite, alongside an additional 4-piece bathroom. The basement expands your living space with two more bedrooms, a 3-piece bathroom, plenty of storage, and a unique hidden storage shelf under the stairs. Complete with a heated front attached garage, no front sidewalk to shovel, and a roof with shingles replaced around 2016, this is a solid, welcoming single-family home.