



GRASSROOTS

REALTY GROUP

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**64 Park Circle
Whitecourt, Alberta**

MLS # A2326777



\$369,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,300 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Landscaped		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1B Low Density Resident
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Negotiable

Welcome to 64 Park Circle! This spacious 1,300 sq. ft. bungalow offers 5 bedrooms, 3 full bathrooms, an attached 24x24 garage, and a fantastic location close to parks and walking trails. Built in 2001, this home offers a solid foundation for someone ready to roll up their sleeves and make it their own. The home is priced with updates in mind and is ready for a refresh, including new shingles & decks, paint, flooring, interior doors, and kitchen updates, along with other finishing touches throughout. With PEX plumbing already in place and a functional layout offering plenty of space, there is great potential here to create a beautiful family home tailored to your own style. The main living room features a cozy gas fireplace, while the appliances are all only a few years old. With five bedrooms, three full bathrooms, generous square footage, and a desirable location, this is a great opportunity for a buyer looking to build equity through renovations and updates. An additional bedroom could be built in the basement. Bring your ideas and see the potential at 64 Park Circle!