



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**38 Stephens Crescent
Whitecourt, Alberta**

MLS # A2327690



\$342,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,115 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Garden		

Heating:	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), Closet Organizers		

Inclusions:	Town garbage can, shed.
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If you have been looking for a well-kept home with a practical design, this bi-level is worth a look. It is situated in a great spot where you can easily walk to École St. Mary School, St. Joseph's Hall, and the church. The area is highly walkable, with paved paths and excellent local playgrounds just a short stroll away. On the main floor, the home features a bright front living room, along with a kitchen and dining space positioned at the back of the home. Three bedrooms sit on this level, giving you a dedicated primary bedroom that includes a private full ensuite. Downstairs, the finished basement feels fresh and practical, offering a fourth bedroom, another bathroom, and a generous family room. You will also notice an impressive amount of storage space designed to handle large grocery trips and seasonal gear. The backyard is completely fenced and includes a large deck for outdoor dining. The detached double car garage is fully equipped with power, good concrete, and an overhead door for everyday convenience.