



GRASSROOTS
REALTY GROUP

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**38 KIMZEY Crossing
Whitecourt, Alberta**

MLS # A2328641



\$329,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,301 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Garden, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		

Inclusions: ATTACHED WORK BENCH AND SHELVES IN GARAGE

Charming 1978 Bungalow with Great location Discover the charm of this 1300 sq. ft. bungalow, nestled on a spacious 8,556 sq. ft. fenced lot surrounded by mature trees. The property features a delightful outdoor space, including a nice deck with a built-in bar-b-que perfect for enjoying quiet evenings or entertaining friends and family. Inside, the home offers 3 comfortable bedrooms on the main level, including a primary suite with a convenient 2-pc en suite with walk in closet, along with garden doors leading out to the deck. A well-appointed 4- pc main bathroom serves the other 2 bedrooms, ensuring ample space for family and guests. The open dining area is enhanced by a cozy fireplace, creating a warm atmosphere for family meals which also has garden doors to the back deck The kitchen boasts plenty of cabinets and ample counter space, making it functional for everyday cooking. Downstairs, the developed basement features 2 rooms that present an opportunity for customization—ideal for transforming into bedrooms requiring egress, windows, an office, or a flexible space. As well as a large family room with pool table and wet bar. A 3 rd bathroom that is a 3-pcs A wood-burning stove adds character to this lower level. There is a 22 x 24 attached heated garage with entry to the home . Situated in a desirable hilltop location, this home is conveniently close to local schools, recreational facilities, Centennial Park, and bike trails, playgrounds and Hospital This property offers everything you need for comfortable living. Make this lovely bungalow your own and envision the endless possibilities it holds! to complete this already great package comes all appliances, window coverings, garage door opener and control as well as work bench in garage. Great Lot! Great Location!

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