



GRASSROOTS
REALTY GROUP

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25 Wedow Drive
Whitecourt, Alberta

MLS # A2331102



\$274,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,266 sq.ft.	Age:	1979 (47 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Few Trees, Rectangular Lot		

Heating:	Forced Air, Solar	Water:	Public
Floors:	Laminate, Linoleum, Tile	Sewer:	Public Sewer
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	35-59-12-W5
Exterior:	Vinyl Siding	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: furniture , second set of appliances in basement suite(stove, refrigerator, microwave), shed

Ideally located downtown area of Whitecourt, this spacious and fully furnished home is within walking distance to Festival Park, the Whitecourt Golf & Country Club, ball diamonds, walking trails, shopping, and more. Whether you're looking to expand your investment portfolio or purchase a home with exceptional income potential, this property is one you won't want to miss. This well-maintained home offers an excellent layout designed for both comfort and functionality. The main floor features a generous primary suite complete with a convenient 2-piece ensuite, two additional spacious bedrooms, and an updated 4-piece bathroom. The living areas are bright and inviting, and create a warm atmosphere that's perfect for families or tenants alike. The fully developed lower level provides even more flexibility with three additional bedrooms, two bathrooms, a cozy family room, and a well-equipped kitchenette featuring ample cabinetry, a stove, refrigerator, dishwasher, and plenty of storage space. This versatile layout is ideal for extended family living or maximizing rental potential. Step outside and enjoy the thoughtfully designed outdoor spaces. The front of the home welcomes you with a beautiful concrete patio surrounded by mature greenery, creating the perfect setting for relaxing while enjoying added shade and privacy. In addition to convenient front parking, the backyard offers back alley access with additional parking, a spacious 16' x 20' shed for all your storage needs, and a freshly painted deck located just off the back entrance—an ideal spot for entertaining, summer barbecues, or enjoying your morning coffee. Additional features include air conditioning for year-round comfort, solar panels to help improve energy efficient, updated flooring, and paint upstairs, adding even more value and appeal to this already exceptional property. With six bedrooms,

three full bathrooms plus a 2-piece ensuite, the home being sold fully furnished, and an unbeatable central location, this property is a rare opportunity for investors or homeowners seeking space, convenience, and exceptional value. Whether you're looking to explore a variety of rental opportunities, or accommodate multi-generational living, this home offers endless possibilities. Don't miss your chance to own this versatile property.