



GRASSROOTS
REALTY GROUP

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27 Patterson Place
Whitecourt, Alberta

MLS # A2331286

\$449,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,260 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
Lot Size:	0.23 Acre		
Lot Feat:	Pie Shaped Lot		



Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, French Door, Kitchen Island, Open Floorplan, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	na		

Welcome to this well-maintained 1,260 sq. ft. bungalow, ideally situated in a quiet cul-de-sac close to parks, playgrounds, schools, shopping, and an extensive network of walking trails. Offering the perfect blend of comfort and convenience, this home is sure to appeal to a wide range of buyers. Inside, the bright and inviting main floor features vaulted ceilings that create an open, spacious feel, along with the convenience of main-floor laundry. A cozy natural gas fireplace creates a warm and welcoming focal point in the living room, while central air conditioning and in-floor heating ensure year-round comfort. The fully developed basement offers a large recreation area, providing plenty of space for family gatherings, a games room, home gym, or media space. Outside, you'll appreciate the beautifully landscaped, low-maintenance yard designed for easy upkeep, along with a covered deck that's perfect for relaxing or entertaining in any season. The oversized 9,960 sq. ft. lot also includes a 12' x 20' storage shed and a heated 24' x 26' attached garage complete with a sink and built-in shelving—ideal for projects, storage, or keeping vehicles warm year-round.