



GRASSROOTS
REALTY GROUP

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34 Gunderson Drive
Whitecourt, Alberta

MLS # A2332013



\$298,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,520 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMHS
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: shed, town garbage can, blinds,

Situated on a corner lot, this home brings in lovely natural light throughout the day, featuring north- and south-facing windows and sunny views out toward the private, fully fenced, and beautifully kept yard. The heart of the home centers around a bright, open living room and kitchen where everyone can naturally gather. The kitchen is made for bringing people together, featuring a built-in oven and microwave, a stainless steel hood fan, a pantry, and clean counter space. The central island offers a built-in sink alongside a cozy bar-height dining area, perfect for morning coffee or evening chat. Outdoors, two separate decks invite you to relax, with the back deck offering plenty of room for a gazebo and patio furniture to sit back and enjoy the yard. You also have the added ease of paved off-street parking. When it is time to unwind, the home offers three quiet bedrooms, including a primary suite nestled at the back with its own walk-in closet and private ensuite bathroom. A separate laundry room adds to the thoughtful layout, and a quick possession date means you can move right in.