



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

26 Olson Crescent
Whitecourt, Alberta

MLS # A2332245



\$349,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,176 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Gravel Driveway, RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-1B
Utilities:	-

Inclusions: Shed

This wonderfully maintained 4-bedroom, 2-bathroom home features fresh paint and gorgeous vinyl plank flooring throughout the main living area. You'll love the bright kitchen that opens right into a lovely dining area, complete with a patio door leading out to the back deck. The spacious living room is also filled with wonderful natural light, perfect for relaxing. Downstairs, the basement includes a large, cozy family room and a versatile fourth bedroom or flex space. Outside, the property boasts a fantastic, nicely landscaped 7,550 sq. ft. fenced yard, an updated front covered deck, and convenient 46-foot RV parking with back alley access. You'll also have peace of mind knowing the home has had some great recent updates, including new shingles installed in 2024 and a newer 50-gallon hot water tank. Plus, there is no Poly-B plumbing to worry about! All appliances are included, and this home is located in a wonderful neighborhood close to great schools and amenities.