



GRASSROOTS
REALTY GROUP

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47 Rodeo Way
Whitecourt, Alberta

MLS # A2332650



\$434,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,383 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Pantry, Storage, Vaulted Ceiling(s)		

Inclusions: na

Welcome home to this spacious and thoughtfully designed family home, perfectly backing onto a beautiful treed greenbelt for added privacy and peaceful views. With 4 bedrooms plus a flexible office that could easily serve as a 5th bedroom, there's plenty of room for a growing family, guests, or those working from home. The main floor offers a functional layout with 3 bedrooms, 2 full bathrooms, and convenient main-floor laundry, located just off the attached 22' x 24' garage with impressive high ceilings. The primary bedroom features a private 3-piece ensuite with a walk-in shower. Downstairs, you'll find a spacious family room that's perfect for movie nights, entertaining, or giving everyone their own space. The lower level also features an impressive bedroom with its own walk-in closet and private 4-piece ensuite, ideal as a second primary suite, guest retreat, or private space for older children. The bright office, complete with French glass doors and a window, offers a fantastic work-from-home space and could also function as a fifth bedroom if desired. A large utility room provides an abundance of storage to keep everything organized. Step outside and enjoy your morning coffee on the welcoming covered front porch or relax on the partially covered back deck overlooking the private, tree-lined backyard. Backing onto a treed greenbelt, the yard offers a peaceful setting with added privacy that's hard to find. Combining space, flexibility, and an exceptional location, this home is ready to welcome its next family.