



GRASSROOTS
REALTY GROUP

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31 Spruce Road
Whitecourt, Alberta

MLS # A2333322



\$469,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,420 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Pantry, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: na

Location, lifestyle, and future potential—all at an exceptional price point! Rarely do you find an in-town home with a walkout basement. This beautifully designed 1,420 sq. ft. home is perfectly situated in a sought-after neighbourhood just steps from a large park and playground, with schools, shopping, walking trails, and everyday amenities all within easy reach. The undeveloped walkout basement offers endless possibilities and is already roughed in for both a future bathroom and in-floor heating, making it easy to customize the space to suit your family's needs. Whether you envision additional bedrooms, a spacious family room, home gym, or the ultimate entertainment area, the opportunity is yours to create. Upstairs, you'll love the bright, open-concept layout, where oversized windows flood the home with natural light and a beautiful barrel ceiling adds character and architectural charm. The kitchen, dining, and living areas flow seamlessly together, with access to the covered deck complete with a natural gas BBQ hookup—perfect for relaxing or entertaining. Offering 3 bedrooms, 2 full bathrooms, central air conditioning, and a heated 24' x 24' attached garage, this home is thoughtfully designed for comfortable everyday living. With its unbeatable location, desirable upgrades, and the rare opportunity to design and finish a walkout basement exactly the way you want, this home offers exceptional value today and even greater potential for tomorrow.