



GRASSROOTS
REALTY GROUP

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57 Atkinson Crescent
Whitecourt, Alberta

MLS # A2333326



\$365,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,142 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Door Op		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Pie Shap		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Shingle
Basement:	Full
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Vaulted Ceiling(s)

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

Inclusions: na

Room to grow, room to park, and room to make it your own! Situated on a massive 8,101 sq. ft. lot, this well-maintained home offers exceptional outdoor space with plenty of parking, including room for your RV, boat, trailers, and all your toys. The 24' x 24' heated detached garage is the perfect year-round workspace or storage solution. Inside, you'll find a bright and welcoming layout featuring 4 bedrooms, 3 full bathrooms, and numerous recent updates. Fresh paint throughout gives the home a clean, modern feel, while new flooring in the basement bedroom adds to the move-in-ready appeal. For added peace of mind, all Poly-B plumbing has been professionally replaced with PEX. The spacious primary bedroom includes a walk-in closet and private 3-piece ensuite. Need an additional bedroom? The current oversized bedroom was originally two separate rooms and could easily be converted back, creating a 5-bedroom home if desired. Whether you're a first-time buyer looking for extra space or a growing family needing room to spread out, this home offers flexibility, functionality, and excellent value. With its generous lot, heated garage, ample parking, and thoughtful updates, this is a property you'll want to see!