



GRASSROOTS
REALTY GROUP

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92 Wellwood Drive
Whitecourt, Alberta

MLS # A2334522



\$258,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,376 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

Inclusions: Window coverings, Town garbage can, left over building supplies (toiler, sink, vanity) in basement.

This four-bedroom half-duplex is clean, well-kept, and move-in ready. The main floor layout starts with a comfortable living room at the front of the home, leading back to a functional kitchen and dining space, plus a convenient two-piece powder room. Upstairs, you will find three bedrooms, a full bath AND an ensuite for the primary bedroom. There is also a walk-in closet for the primary bedroom. The lower level includes a fourth bedroom along with a partially finished basement. The framing and groundwork for another bathroom are already started, infloor heat was originally roughed in (never hooked up), and the remaining building supplies can stay for the new owner to finish the space as desired. Outside, features include dedicated off-street side paved parking and a tidy, well-maintained yard. Positioned within walking distance to local schools, playgrounds, walking trails, the golf course, and ball diamonds, this home makes day-to-day living simple and accessible.