



GRASSROOTS
REALTY GROUP

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16 Blueberry Drive
Whitecourt, Alberta

MLS # A2337249



\$262,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,622 sq.ft.	Age:	1955 (71 yrs old)
Beds:	3	Baths:	2
Garage:	Attached Carport, Parking Pad		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Mixed	Zoning:	R-1B
Foundation:	Combination	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Island, Window Coverings, Shed, Town Garbage Can

Positioned on a corner lot with a 22 ft x 18 ft attached carport out front, this home offers a private, fully fenced backyard featuring a deck accessed via large patio doors and a wide side gate ideal for trailer parking or future landscaping projects. Inside, the main level includes a front living area with space for formal dining beside an original, unused wood fireplace (sold as-is), alongside a main-floor laundry space. The kitchen offers updated cabinet paint, new flooring, generous counter space, and room for an everyday dining table. Upstairs, you will find three bedrooms and two full washrooms, including a 3-piece primary ensuite and a 4-piece main bath. The basement serves as a compact storage area housing the furnace and hot water tank. Situated minutes from local schools, walking paths, playgrounds, shopping, the local arena, and the curling rink, this property does require some work and has been priced accordingly to reflect the updates needed.