



GRASSROOTS
REALTY GROUP

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**5536 Wagoner Crescent
Whitecourt, Alberta**

MLS # A2339974



\$249,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	828 sq.ft.	Age:	1957 (69 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Concrete Driveway, Garage Faces Front, On		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Tree		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MHS
Foundation:	Other	Utilities:	-
Features:	Built-in Features		

Inclusions: Shed, Town issued Garbage Can

Cute as a button and full of potential, this well-cared-for 828 sq. ft. bungalow offers the kind of yard and setting that's becoming harder to find. Situated on a generous 6,294 sq. ft. lot, the property features both a fenced front yard and a fully fenced backyard that backs onto the alley and then a playground, giving you a much more open, private feel than many newer subdivisions. The backyard is a gardener's dream, featuring a large mature apple tree, raspberry bushes, and raised garden beds already growing dill, onions and other garden goodies. There's also a nice storage shed and a covered concrete patio, creating a lovely spot to sit back and enjoy the yard on warm summer days. Inside, this cozy bungalow offers 4 bedrooms and 2 bathrooms, making it surprisingly functional for its size. The home has been lovingly maintained, and many of the important components have already been updated, including the 100-amp electrical panel, freshly poured concrete driveway, renovated main-floor bathroom, updated shingles, furnace and hot water tank. The attached 12.6' x 24' single garage provides convenient parking and additional storage. This is a solid, well-maintained home with a fantastic yard, mature landscaping and a peaceful setting. Whether you're looking to downsize, purchase your first home, or simply want a property where you can spend your summers gardening and enjoying your outdoor space, this one is worth a look! Come see why this little bungalow and its backyard may be exactly what you've been looking for.