



GRASSROOTS
REALTY GROUP

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121 Mink Creek Road
Whitecourt, Alberta

MLS # A2344823



\$289,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,088 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Central Vacuum, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1C
Utilities:	-

Inclusions: Town garbage can

Positioned on a corner lot at the end of a cul-de-sac, this 1,088-square-foot bi-level offers ample space, strong potential, and practical outdoor features including two rear parking spots via back alley access and a 10-by-14-foot storage shed. Inside, a tall, bright entryway leads into a spacious front living room full of natural light. High ceilings extend into the sunlit kitchen, which overlooks the backyard deck and includes counter seating alongside space for a dining table. The main level hosts three bedrooms and two bathrooms. Downstairs, the basement provides additional living space with a large rec area, two extra bedrooms, a two-piece bathroom, and a generous laundry room with bright windows. The home requires finishing touches, including trim work, paint, flooring, and some kitchen cabinets, making it an exceptional opportunity for buyers looking to build equity on a substantial lot.