



GRASSROOTS
REALTY GROUP

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50 Wellwood Drive
Whitecourt, Alberta

MLS # A2345531



\$468,500

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,472 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot, Yard Lights		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: 2 Garage door opened and 2 remote controls, window coverings, pool, town garbage can, gazebo and light

Located near local schools, ball diamonds, an outdoor rink, and a golf course, this 1,472 sq ft modified bi-level home offers an open-concept layout tailored for family living. A wide front entry leads into a spacious living room with vaulted ceilings that flows naturally into the dining area, overlooking a flat, fully usable private backyard featuring an apple tree, saskatoon bushes, a two-tier deck, and a covered gazebo. The kitchen features generous storage and a pantry, complemented by a main-floor two-piece guest bath. The main level also houses a large primary suite with a substantial walk-in closet and a private three-piece ensuite, while the top floor accommodates two additional bedrooms and a four-piece bathroom set apart from the main living area. Downstairs, the basement provides extra living space, room for a games area, storage, a clean finished laundry room, a fourth bedroom, and a three-piece bathroom. Complete with a heated 24x24 double garage, shingles replaced within the last few years, a newer high-efficiency furnace with central air conditioning, and rough-ins for future basement in-floor heating, this property delivers a complete package in a great neighbourhood.