



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**47 Kreiner Crescent
Whitecourt, Alberta**

MLS # A2346408



\$454,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,334 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features		

Inclusions: fridge, stove, dishwasher, washer, dryer, microwave hood fan, all in basement

ONE HOME. TWO BEAUTIFUL LIVING SPACES. SO MANY POSSIBILITIES. Tucked into a quiet cul-de-sac, this completely renovated raised bungalow offers a setup that is hard to find! Upstairs features 3 bedrooms and 2 full bathrooms, while downstairs you'll find an impressive 1,300 sq. ft. legal 2-bedroom suite with its own completely separate living space. Both levels have been beautifully renovated and exceptionally well cared for, making this a truly move-in-ready opportunity. The lower suite is bright, spacious and thoughtfully laid out, it feels like a home of its own rather than simply a basement suite. Outside, the property keeps delivering with excellent alley parking, maintenance-free fencing, air conditioning, and a 24' x 24' heated garage with 10' doors. Live upstairs and let the legal suite help offset your mortgage, add a solid property to your investment portfolio, or create the perfect setup for extended family while still giving everyone their own space. 5 bedrooms, 3 full bathrooms, two separate living spaces and one incredibly versatile property. This one opens the door to so many possibilities.