



GRASSROOTS
REALTY GROUP

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**33 Graham Road
Whitecourt, Alberta**

MLS # A2348490



\$298,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,175 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Lawn, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Preserved Wood	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Recessed Lighting		

Inclusions: Shed, Gas Heater in Basement

A Fantastic Beginner Home! This 1175 sq ft bungalow offers 4 bedrooms and 2 1/2 bathrooms. This great floor plan comes with a large dining area overlooking the front living room, a large master bedroom with a large bay window, walk in closet and a 1/2 bath. Nice high gloss wood cabinets in the kitchen with new faucets and 4 upgraded appliances. The basement is finished with a large rec room with a gas stove and a huge bedroom with a walk in closet. Even the laundry room is large also there is a storage room. The entire home has been freshly painted. The bathrooms have been upgraded as well new Pex plumbing throughout. Located in great neighborhood easy walking distance to one of Alberta's top tourist attractions Whitecourt's Festival Park Outdoor Waterpark. There is new shed and new fencing with a parking pad off the back alley. Move in ready your family will enjoy this beautiful home.