



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

18 Park Point
Whitecourt, Alberta

MLS # A2349547



\$549,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,521 sq.ft.	Age:	2005 (21 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, N		

Heating:	Boiler, In Floor, Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home		

Inclusions: Town garbage can

Located in a quiet cul-de-sac with no neighbours directly behind, this 2005-built bungalow offers 1,521 sq. ft. of main-floor living space plus a fully finished basement for a total of six bedrooms and three full bathrooms. The open main floor features tall vaulted ceilings, a spacious entryway with built-in closet cabinetry, and expansive windows facing the backyard alongside a gas fireplace. The kitchen includes a center island with seating and a walk-in pantry, while the main-level laundry room connects conveniently to the entry from the heated attached garage, which offers tall ceilings, hot/cold taps, and roughed-in in-floor heating. Downstairs, a 27-foot family room accompanies three additional bedrooms, a full bathroom, and a utility room equipped with an on-demand hot water heater and boiler set up for in-floor heat. Outside, enjoyed privacy from the covered deck—complete with dry storage underneath—and a lower concrete pad. With shingles replaced in 2019 and a professionally cleaned interior, this well-maintained property provides a clear record of careful ownership.