



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**54 Olson Crescent
Whitecourt, Alberta**

MLS # A2350190



\$350,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,139 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: none

Nestled in the heart of the valley, backing onto a playground with green space, this bungalow is perfectly situated. Close to schools, ball diamonds, golf course, all within walking distance. Inside you will appreciate open concept living where the kitchen dining room and living room come together to provide a cozy space for entertaining and enjoying each others company. With 4 bedrooms, 3 bathrooms, seperate laundry room in the basement, A/C and heated attached garage, there is room for the whole family. The backyard is a generous size and features a shed, concrete patio and walking path behind the home that is also approved for snowmobiles in the winter. There is an underground sprinkler system as well, that hasn't been used but could be a good project. If you have been searching for a home that offers both a great location and a layout that makes sense, this one is well worth a look.