



**GRASSROOTS**  
REALTY GROUP

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55 Rodeo Way  
Whitecourt, Alberta

MLS # A2350218



**\$449,000**

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | NONE                   |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | Bungalow               |        |                   |
| Size:     | 1,316 sq.ft.           | Age:   | 2008 (18 yrs old) |
| Beds:     | 5                      | Baths: | 3                 |
| Garage:   | Double Garage Attached |        |                   |
| Lot Size: | 0.14 Acre              |        |                   |
| Lot Feat: | Back Yard, Front Yard  |        |                   |

|             |                                                   |            |      |
|-------------|---------------------------------------------------|------------|------|
| Heating:    | In Floor, Forced Air                              | Water:     | -    |
| Floors:     | Carpet, Laminate, Tile                            | Sewer:     | -    |
| Roof:       | Asphalt                                           | Condo Fee: | -    |
| Basement:   | Full                                              | LLD:       | -    |
| Exterior:   | Vinyl Siding                                      | Zoning:    | R1-C |
| Foundation: | Poured Concrete                                   | Utilities: | -    |
| Features:   | Ceiling Fan(s), Central Vacuum, Walk-In Closet(s) |            |      |

**Inclusions:** SHED, GARDEN BOXES, AV UNIT

Welcome to this immaculate 5-bedroom, 3-bathroom home, where thoughtful design, spacious living areas, and modern comfort come together beautifully. The bright and open main floor offers an inviting layout perfect for both everyday living and entertaining. The well-appointed kitchen features ample cabinetry, quartz countertops, stainless steel appliances, and a spacious dining area. Just steps away, the living room provides a comfortable space to gather with family and friends. Two generously sized bedrooms on the main level offer flexibility for guests, children, or a home office, along with a convenient 4-piece bathroom. The peaceful primary suite is the perfect retreat at the end of the day, complete with a walk-in closet and relaxing 3-piece ensuite. Main-floor laundry is conveniently located just off the primary bedroom. Downstairs, you'll find an impressive family room with 9-foot ceilings, offering plenty of space for movie nights, games, and entertaining. A cozy additional nook provides the perfect spot for reading, a home gym, or whatever suits your lifestyle. Two more spacious bedrooms, including one with a walk-in closet, and a nearby 3-piece bathroom provide excellent space for family or guests. Additional highlights include an attached heated double garage, central air conditioning, and in-floor heating for year-round comfort. Outside, the pristine yard and covered back deck continue the home's inviting appeal. Enjoy your morning coffee or relax in the evening while taking in the peaceful outdoor setting. Immaculately maintained inside and out, this home offers an exceptional blend of space, comfort, functionality, and location. Nothing to do but move in and enjoy!