



GRASSROOTS
REALTY GROUP

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**7 Chaisson Crossing
Whitecourt, Alberta**

MLS # A2352061

\$309,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,119 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-1B LOW RESIDENTIAL
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows, Wet Bar		
Inclusions:	PLAYHOUSE, 18'X22' WORKSHOP		

BEAUTIFUL 2016 HOME - VERY IMPRESSIVE AND AFFORDABLE !!! This 2016 bungalow is fully finished with quality workmanship and materials and features a fantastic chef's kitchen with pantry, large island with raised eating bar, granite countertops , plenty of cabinets and high-end stainless steel appliances, including 2 wall ovens. This floor plan has an open concept with the living room, dining area and kitchen all open to each other. This home has impressive hardwood floors and ceramic tile and NO carpet. The main bathroom is impressively tiled with double sinks and oversized bathtub. The finished basement offers a massive 22'x21'9" family room with wet bar, plenty of room for that pool table and still have lots of room for entertaining and movie night. There is a large 4th bedroom and huge 12'8"x9'4" bathroom as well in the basement. This home has a front entrance and a side entrance giving an excellent opportunity for a separate downstairs rental option. This home has 2"x6" walls and upgraded R22 insulation and vinyl windows. This home has a fully fenced back yard which offers a playhouse with loft, firepit area , a 19'x15'side deck , large mature trees for privacy and as an added bonus, this property also has a great 22'x18' workshop with 3 workbenches, plenty of storage and is wired for 220. This home has just had all the hardwood floors refinished and coated and this great bungalow has just been painted upstairs and downstairs. This package makes an excellent first home, an excellent rental property and an excellent option for those looking to downsize. This home is MOVE IN READY !!!!