

# **\$459,000 - 43 Rodeo Way, Whitecourt**

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MLS® #A2072974

**\$459,000**

4 Bedroom, 3.00 Bathroom, 1,424 sqft

Residential on 0.13 Acres

NONE, Whitecourt, Alberta

Beautiful 1424sqft modified bi level located close to schools, ball diamonds and more. The home boasts an amazing large entry with high vaulted ceilings. On the upper level secluded from the rest of the home, there is a huge master bedroom, 3pc ensuite and large walk in closet. On the main floor there are two bedrooms, and a 4 pc bathroom. The living areas boasts hardwood flooring and is open and bright, and with the high ceilings it will feel even more spacious. The kitchen has dark soft close cabinetry, a pantry, an eat in kitchen island, and the living room has a gas fireplace to enjoy. The garden doors off the dining room lead to the large south facing backyard, that has no neighbors directly behind. The two tiered deck gives you loads of privacy for you to host family gatherings, and the added bonus of this great backyard is the screened in area underneath the deck that allows you to utilize when its rainy or the mosquitoes are out. Downstairs there is a good sized bedroom, another 4 pc bathroom, laundry room, newer hot water tank and infloor heat. The gorgeous rec room has all the space you will need for activities, and the pool table stays with the property. The home has air conditioning which is a must, and an attached 24x24 heated garage, with a new heater installed in 2023. This home is a must see!!

Built in 2009

## **Essential Information**



MLS® #	A2072974
Price	\$459,000
Sold Price	\$443,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,424
Acres	0.13
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

### Community Information

Address	43 Rodeo Way
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 0B9

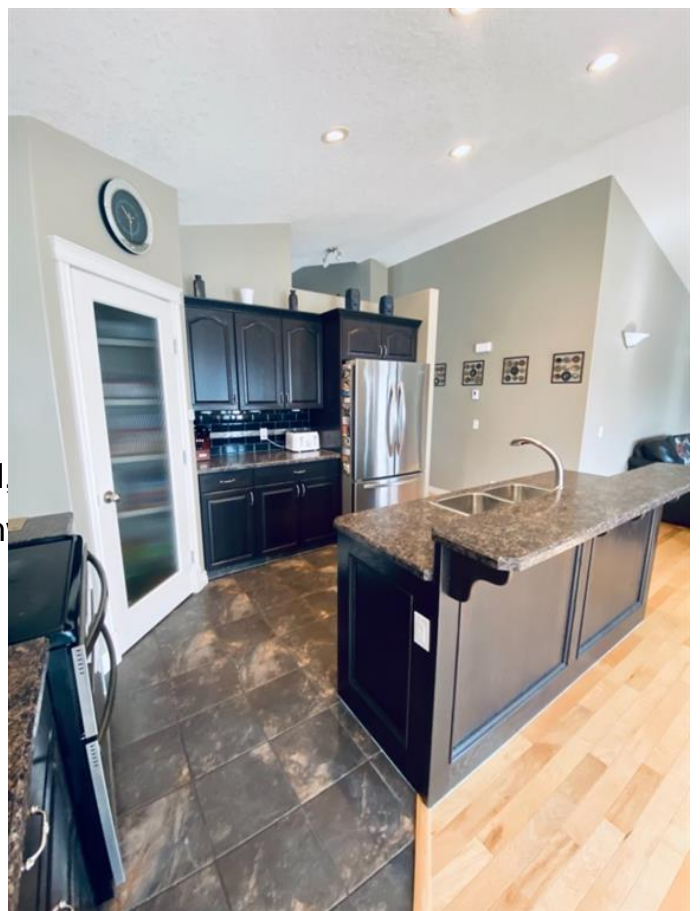
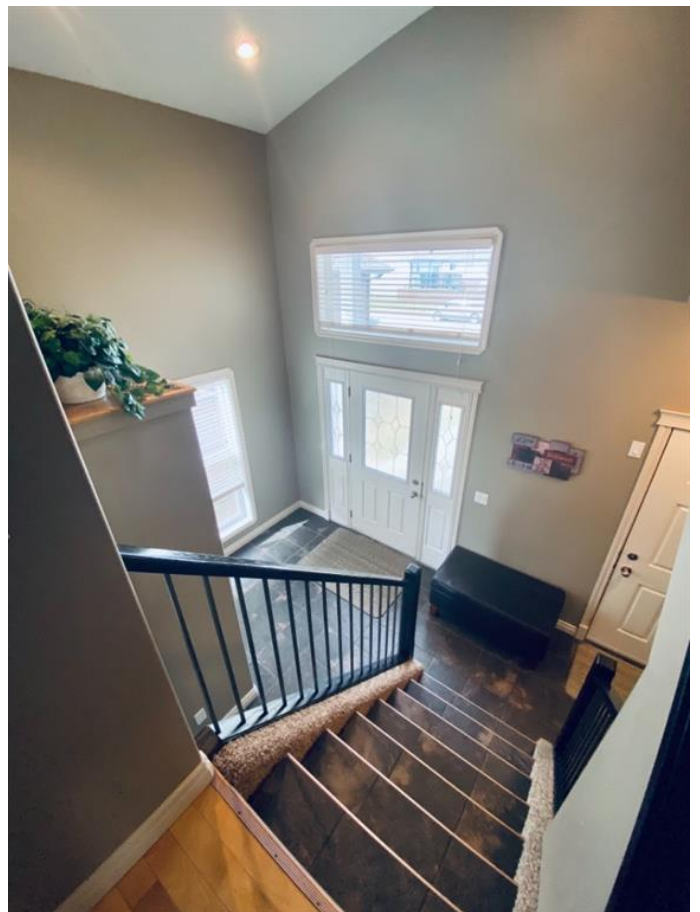
### Amenities

Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	High Ceilings, Kitchen Island
Appliances	Central Air Conditioner, Dish Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior



Exterior Features	Fire Pit
Lot Description	Back Yard, Front Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 11th, 2023
Date Sold	March 25th, 2024
Days on Market	227
Zoning	R-1C
HOA Fees	0.00

**Listing Details**

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
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