

# \$313,000 - 36 Lyons Crescent, Whitecourt

MLS® #A2078475

**\$313,000**

3 Bedroom, 3.00 Bathroom, 1,188 sqft

Residential on 0.15 Acres

NONE, Whitecourt, Alberta

A true classic with all of the comforts! Cozy bilevel with a front attached garage, fully fenced yard backs onto the community park / playground. Well cared for and clean throughout. Three bedrooms on the main level. A beautiful front living room has a wood burning fireplace and laminate flooring. Kitchen faces the back yard. Solid cabinets plus a brand new patio door onto the private deck. The lower level was developed with a family room plus a separate games room and a three piece bath. Laundry room bright with a window. Shingles were redone in 2010. Located on a quiet downtown street within walking distance of the golf course, river trails, schools and more. Home is vacant and could have a quick possession.

Built in 1989

## Essential Information

MLS® #	A2078475
Price	\$313,000
Sold Price	\$305,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,188
Acres	0.15
Year Built	1989
Type	Residential



Sub-Type	Detached
Style	Bi-Level
Status	Sold

### Community Information

Address	36 Lyons Crescent
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1B9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	Ceiling Fan(s), Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Lighting, Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, Few Trees, Front Yard, Lawn, No Neighbours Behind, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Wood

### Additional Information

Date Listed	September 6th, 2023
Date Sold	February 10th, 2024

Days on Market	157
Zoning	R-1B
HOA Fees	0.00

## Listing Details

Listing Office	ROYAL LEPAGE MODERN REALTY
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.