

# \$205,000 - 7, 71 Rodeo Way, Whitecourt

MLS® #A2092008

## \$205,000

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Residential on 0.03 Acres

NONE, Whitecourt, Alberta

Built to attract executives wanting a quiet area and no yard maintenance. Also features a downtown walkable distance to parks, trails, the golf course, and schools! This is a beautiful two story / townhouse style 3 bedroom home. Comes with the convenience of bare land condo living and an outside unit. Impressive South facing yard and bright windows. Main floor with a front entry to the living room, kitchen / dining, two-piece powder room, and deck. Solid wood cabinetry and an eating bar make this kitchen a great working space. Upstairs is 3 full bedrooms with a full 4pc bath and a 3pc ensuite. The storage is well thought out. Full basement is undeveloped, including a roughed in bathroom, furnace and hot water tank, laundry, and a window for your plans. You will have room outside for two cars plus visitor parking. To be sold "as is where is".

Built in 2007

## Essential Information

MLS® #	A2092008
Price	\$205,000
Sold Price	\$190,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.03



Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

### **Community Information**

Address	7, 71 Rodeo Way
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S0C2

### **Amenities**

Amenities	Parking
Parking Spaces	2
Parking	Stall

### **Interior**

Interior Features	Sump Pump(s)
Appliances	None
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Lighting, Rain Gutters
Lot Description	Cul-De-Sac
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	November 21st, 2023
Date Sold	January 16th, 2024
Days on Market	56
Zoning	R-3 Medium Density Resid.

HOA Fees                    0.00

**Listing Details**

Listing Office                ROYAL LEPAGE MODERN REALTY

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