

# **\$309,900 - 3 Nylan Crescent, Whitecourt**

MLS® #A2100187

**\$309,900**

4 Bedroom, 3.00 Bathroom, 1,097 sqft

Residential on 0.15 Acres

NONE, Whitecourt, Alberta

Introducing a charming bungalow built in 1988, this cozy home offers a comfortable and inviting home. with 3 bedrooms upstairs and 1 down (needs a little finishing), as well as 3 bathrooms, 2 full bathrooms and 1 - 2 piece in the ensuite, there is ample space for the whole family or guests.

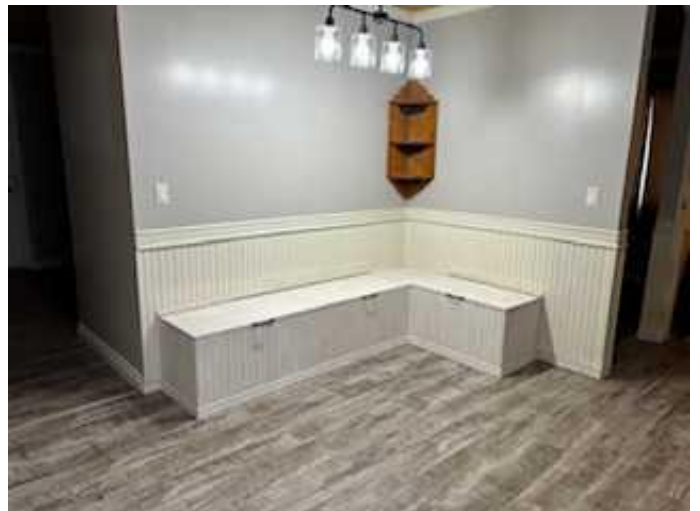
This well-maintained home features great functional plan.. The large family room provides a perfect space for relaxation and entertainment, making it ideal for gatherings with loved ones.

Situated on a double lot in a peaceful cul-de-sac, this property offers a sense of tranquility. The detached heated 26 x 28 garage, complete with 220 wiring and 50 amp service, is a dream for any hobbyist , car enthusiast or a welder.

The fenced yard provides a safe and secure space for children and pets to play, while the side patio offers a cozy spot for outdoor dining or just relaxation by the fire pit. With lane access, this home provides added convenience and accessibility.

This home truly is a must-see, offering a combination of comfort, convenience, and potential. Don't miss out on the opportunity to make this well-cared-for property your own. Basement is almost completed with family room, 4 piece bathroom, an office as well a 4th bedroom could easily be completed .

**NO REPRESENTATIONS OR WARRANTIES**



ARE MADE -----

Built in 1988

### Essential Information

MLS® #	A2100187
Price	\$309,900
Sold Price	\$289,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,097
Acres	0.15
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### Community Information

Address	3 Nylan Crescent
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S1B3

### Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Alley Access, Double Garage Detached

### Interior

Interior Features	Bar, Built-in Features
Appliances	Bar Fridge, Dishwasher, Electric Stove, Freezer, Gas Water Heater, Microwave, Refrigerator, See Remarks, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement                      Full, Partially Finished

**Exterior**

Exterior Features      Balcony  
Lot Description        Back Lane  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed              January 17th, 2024  
Date Sold                February 29th, 2024  
Days on Market        42  
Zoning                    R1C  
HOA Fees                0.00

**Listing Details**

Listing Office            RE/MAX ADVANTAGE (WHITECOURT)

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