

\$324,000 - 1 Birch Lane, Whitecourt

MLS® #A2153300

\$324,000

3 Bedroom, 3.00 Bathroom, 1,287 sqft

Residential on 0.10 Acres

NONE, Whitecourt, Alberta

Discover the perfect blend of comfort and convenience in this inviting 3-bedroom, 2.5-bathroom home. Nestled in a highly sought-after neighbourhood, on the hill, this residence offers a serene retreat with easy access to essential amenities. The front covered porch is best for evenings to enjoy the sun or keep your delivery packages dry! Step inside to find a tall staircase entryway with living areas that cater to both relaxation and entertainment. The home features three well-appointed bedrooms, ensuring plenty of space for each family member. A well-laid-out kitchen is open with the dining and living room, facing the easterly backyard. There are newer appliances, a counter for eating, a pantry, and great storage. Enjoy the convenience of an attached single-car garage on the front and a powder room on the main floor. Upstairs, there is a 3 piece bath and walk-in closet in the primary bedroom. A 4 piece full bath is perfect for families, making morning routines seamless for everyone. Downstairs is a large family room, laundry room, utility room, and storage room. Outside, a sprawling fenced backyard is full of trees, and back alley access, providing ample room for outdoor activities and gatherings with loved ones. Located near schools, transit, the hospital, recreation, nearby parks, trails, and shopping that cater to an active lifestyle. Whether commuting to work or exploring the great outdoors, this location offers unparalleled convenience and connectivity.



Built in 2007

Essential Information

MLS® #	A2153300
Price	\$324,000
Sold Price	\$315,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,287
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1 Birch Lane
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S1E3

Amenities

Parking Spaces	3
Parking	Concrete Driveway, Garage Door Opener, Single Garage Attached

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Pantry, Storage, Vinyl Windows
Appliances	Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	July 29th, 2024
Date Sold	September 8th, 2024
Days on Market	41
Zoning	R-2
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE MODERN REALTY
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