

# \$214,900 - 43 Kimzey Crossing, Whitecourt

MLS® #A2158554

**\$214,900**

3 Bedroom, 2.00 Bathroom, 1,326 sqft

Residential on 0.10 Acres

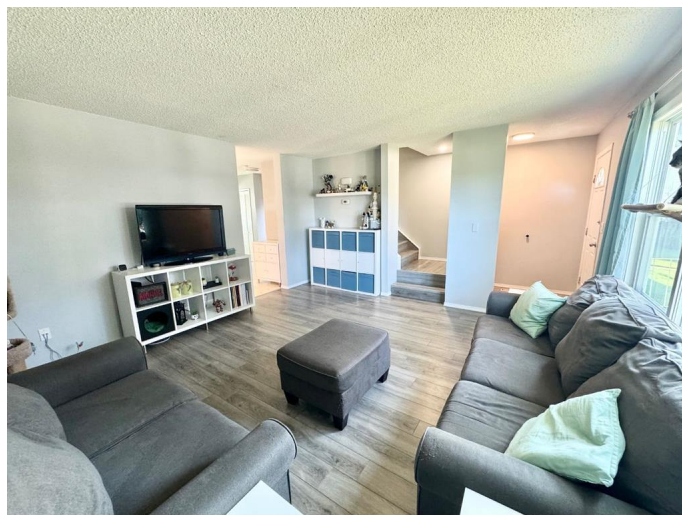
NONE, Whitecourt, Alberta

MOTIVATED Sellers !!!! Affordable home in amazing uphill location. Situated close to the hospital, rec centre, arena and backing onto Pat Hardy School makes this the ideal property. The home offers 1326 sqft of living space, with a functional main floor with the spacious living room, a bright kitchen/dining room combo that overlooks the private back yard, 2 pc bath and fantastic mudroom leading to the deck. Upstairs you will find 3 bedrooms, and a 4pc bath. The basement is partially finished with laundry area, loads of storage as well as a bonus room that could be used for kids toy room, theater room or exercise space. There is back alley access and ample parking for vehicles or that RV. Many upgrades over the past 4 years which include vinyl plank flooring, fresh paint, new baseboards, and new front window to name a few. Whether you're looking for a starter, investment property or downsizing this well maintained move in ready home will have you fall in love.

Built in 1978

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2158554  |
| Price      | \$214,900 |
| Sold Price | \$200,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,326                  |
| Acres          | 0.10                   |
| Year Built     | 1978                   |
| Type           | Residential            |
| Sub-Type       | Row/Townhouse          |
| Style          | 2 Storey, Side by Side |
| Status         | Sold                   |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 43 Kimzey Crossing |
| Subdivision | NONE               |
| City        | Whitecourt         |
| County      | Woodlands County   |
| Province    | Alberta            |
| Postal Code | T7S1G1             |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Alley Access, Off Street, On Street, Parking Pad |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s)                                  |
| Appliances        | Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                         |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished                        |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Garden   |
| Lot Description   | Back Yard, Landscaped, Back Lane, Backs on to Park/Green Space, Front Yard, No Neighbours Behind |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Frame, Wood Siding  |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | August 19th, 2024  |
| Date Sold      | December 3rd, 2024 |
| Days on Market | 106                |
| Zoning         | R-3                |
| HOA Fees       | 0.00               |

## **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX ADVANTAGE (WHITECOURT) |
|----------------|-------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.