

# **\$354,900 - 53 Blueberry Drive, Whitecourt**

MLS® #A2193843

**\$354,900**

4 Bedroom, 3.00 Bathroom, 1,161 sqft

Residential on 0.16 Acres

NONE, Whitecourt, Alberta

Charming Bi-Level Home at 53 Blueberry Dr..

Location, Location, Location!

This beautifully maintained 1,162 sq. ft. bi-level home is a must-see. Featuring 3 generous bedrooms on the upper level and 1 additional bedroom downstairs, this property offers ample living space for families of all sizes. As you enter, you'll be greeted by the inviting living room, adorned with hardwood flooring that extends through the hallways and all 3 bedrooms. The living room is a generous size and features a cozy wood-burning fireplace, perfect for those chilly evenings as well as a new front window. The eat-in kitchen is a chef's delight, boasting plenty of cabinets, counter space for all your culinary adventures, also there is a eating bar and good size pantry. This level includes two bathrooms: a main 4-piece bathroom and a convenient 3-piece ensuite in the primary suite. The fully developed basement is an excellent addition, featuring a large L-shaped family room—ideal for entertaining, a nicely sized bedroom, and a laundry room along with a two-piece bathroom (a shower could easily be added) for added convenience. The property also includes an attached front double car garage with direct access to the basement, making it easy to bring in groceries or unload after a long day. Step outside to enjoy your fenced backyard, complete with a nice large deck (12 X 14), fire pit, and a shed for extra storage. This home comes with all appliances, making it move-in ready! Don't miss out on this fantastic



opportunity. This home is spotless and well maintained. Oh and did I mention the great locations on the hill, so close to schools, parks, restaurants, walking trails, etc.!

Built in 1990

### **Essential Information**

MLS® #	A2193843
Price	\$354,900
Sold Price	\$350,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,161
Acres	0.16
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

### **Community Information**

Address	53 Blueberry Drive
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S1R4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway

### **Interior**

Interior Features	No Smoking Home, Breakfast Bar, Laminate Counters, Pantry, Storage
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Storage
Lot Description	Back Yard, City Lot, Front Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	February 11th, 2025
Date Sold	February 28th, 2025
Days on Market	17
Zoning	R-1B
HOA Fees	0.00

## Listing Details

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

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.