

\$398,000 - 28 Birch Lane, Whitecourt

MLS® #A2204373

\$398,000

3 Bedroom, 4.00 Bathroom, 1,361 sqft

Residential on 0.11 Acres

NONE, Whitecourt, Alberta

Welcome to Birch Lane, where this two-story home is ready to make life a little easier. Out front, there's an attached garage.

Inside, the main floor keeps things practical with a laundry room, an open living area, a spacious kitchen with an island (perfect for gathering), and bright windows overlooking the backyard.

Upstairs, three good-sized bedrooms offer plenty of space. The primary includes extra closet space and an ensuite, a little extra comfort where it counts. Downstairs, the finished basement is set up for movie nights, game days, or whatever fun comes next, with an extra bath for convenience.

Built with solid ICF and concrete construction, this home is made to last. The neighborhood? A winner. Two elementary schools, a hospital, and a rec center are all close by, making daily life a little smoother.

Come take a look—this one's worth seeing in person.

Built in 2009

Essential Information

MLS® # A2204373

Price \$398,000

Sold Price \$398,250



Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,361
Acres	0.11
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	28 Birch Lane
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1E3

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, Open Floorplan, Ceiling Fan(s), Pantry, Storage
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Microwave Hood Fan, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard, Rain Gutters
Lot Description	Landscaped, Back Yard, Lawn, Rectangular Lot, Yard Lights
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete, ICF Block

Additional Information

Date Listed	March 23rd, 2025
Date Sold	April 10th, 2025
Days on Market	18
Zoning	R-1C
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE MODERN REALTY
----------------	----------------------------

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.