## 80 Chickadee Drive
## Whitecourt, Alberta

## MLS # A2236643



# $354,000

| Division: | NONE |
|---|---|
| Type: | Residential/House |
| Style: | Bungalow |

| Size: | 1,331 sq.ft. | Age: | 1978 (47 yrs old) |
|---|---|---|---|
| Beds: | 3 | Baths: | 2 full / 1 half |

| Garage: | Alley Access, Concrete Driveway, Double Garage Detached, Garage Door Op |
|---|---|
| Lot Size: | 0.23 Acre |
| Lot Feat: | Back Yard, Few Trees, Front Yard, Lawn, Private |

| | | | |
|---|---|---|---|
| **Heating:** | Forced Air, Natural Gas | **Water:** | - |
| **Floors:** | Linoleum, Vinyl Plank | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | - |
| **Basement:** | Finished, Full | **LLD:** | - |
| **Exterior:** | Mixed | **Zoning:** | R-1B |
| **Foundation:** | Poured Concrete, Wood | **Utilities:** | - |
| **Features:** | Ceiling Fan(s), Closet Organizers, Pantry | | |

| **Inclusions:** | Town garbage can |
|---|---|

Tucked at the end of a quiet cul-de-sac and along Centennial Park, this home is all about location, charm, and room to grow. Whether you&rsquo;re chasing toddlers, walking the dog, or taking the route to school, this neighborhood has you covered &mdash; walking trails, schools, and nature galore just outside your door.  The pie-shaped lot gives you space to spread out &mdash; with a heated 24' x 28' double garage, RV parking, a garden ready for your tomatoes and sunflowers, and a fully fenced backyard with room to dream big (trampoline, backyard movie nights.   Step inside this 1,330 sq. ft. bungalow and find a layout made for real life: five bedrooms, main floor laundry, and a sunny living room that practically says, &ldquo;Come on in and stay awhile.&rdquo; The kitchen and dining room overlook the backyard,  you can keep an eye on the crew while whipping up something special.  The renovated main bath features a stylish walk-in shower, and the finished basement is all set with a new gas fireplace, fresh flooring, and a games room with a pool table &mdash; your future Friday nights just got a whole lot more fun.  To top it off? The home is heated with a high-efficiency forced air furnace and is move-in ready &mdash; just bring your favorite throw pillows and a porch swing.