

10 Blueberry Drive
Whitecourt, Alberta

MLS # A2247159



\$174,900

| | | | |
|-----------|---|--------|-------------------|
| Division: | NONE | | |
| Type: | Residential/Other | | |
| Style: | 2 Storey | | |
| Size: | 1,176 sq.ft. | Age: | 1975 (50 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Off Street | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting | | |

Heating: Forced Air, Natural Gas

Floors: Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R3

Utilities: -

Inclusions: shed

Wow, you can't get much closer to schools, the Arena, the Curling Rink, Allan & Jean Millar Centre and of course quite a few fast food places! All within less than a block. This 2 storey Townhouse provides for 1,176 sq. ft with the Living Room, Eat-in Kitchen and a 2 piece Bath just off the back door. On the upper floor is a 4pc main bathroom with 2 kid's bedrooms and the Primary. In the basement their is a large office fully developed. The Utility area has a workbench and an Air Conditioned cold room. The laundry area is also in the basement. The backyard is fenced with a newer ground level deck and a garden shed. Recent upgrades include new flooring 2020, new Microwave & Dishwasher 2024, new Counter tops 2022, new Range 2020, new Fridge 2017, New Hot water tank 2016, shingles 2012, all new Windows 2010, new insulation 2021.