

34 Feero Drive  
Whitecourt, Alberta

MLS # A2184511



\$199,900

Division:	NONE		
Type:	Residential/Five Plus		
Style:	2 Storey, Attached-Side by Side		
Size:	1,026 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: NONE

Discover this Lovely renovated townhome, an ideal choice for first-time buyers or savvy investors. Nestled on the Hilltop of Whitecourt, this property offers a fabulous location directly across from Pat Hardy School and in close proximity to Saint Anne School, Hilltop High, hospital, parks, and recreational facilities. As you enter the main level, you'll be greeted by fresh paint, new trim, and high-end laminate flooring that exudes modern charm. The spacious living room features a brand-new large window, allowing natural light to flood the space. The kitchen has been thoughtfully configured with lots of storage, counter space and a large pantry. A generous two-piece powder room completes this floor. Venture upstairs to find three spacious bedrooms, all freshly painted and complemented by a beautifully renovated four-piece bathroom. The basement is a full open canvas, providing endless possibilities for customization to suit your lifestyle. Laundry is in the basement. Outside, the property boasts a large fenced back yard, the lot is 2400 ft<sup>2</sup>, perfect for outdoor activities or gardening. Two parking stalls at the back offer convenient back-alley access, as well there is on Street parking. Included in the sale are essential appliances: a refrigerator, stove, portable dishwasher, washer, dryer, and a shed for additional storage. Plus, you'll receive materials to install new laminate countertops, a stylish backsplash, and tiles to redo the entrance. (Materials purchased by owner but never installed). This great property in a prime location is packed with upgrades and ready for you to call it home. Don't miss out on this fantastic opportunity!