

1, 71 Rodeo Way
Whitecourt, Alberta

MLS # A2197105



\$210,000

Division:	NONE		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,321 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 325
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Mixed	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Sump Pump(s)		

Inclusions: Window coverings

Offered by the original owner, this bright and spacious condo is perfectly situated as an outside unit, closest to the walking trails. The main floor features a large open kitchen with an island and solid wood cabinets, flowing into a living room with real hardwood floors. With three bedrooms and four bathrooms, there's plenty of space for comfortable living. The south-facing backyard provides beautiful natural light throughout the day. The unfinished basement offers potential for an additional bedroom, bath, storage, and a family room. A new hot water tank was replaced in July of 2025. Ready for a quick possession.