

36 Pineview Road
Whitecourt, Alberta

MLS # A2253694



\$451,900

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|--------------------|---|---------------|-------------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,305 sq.ft. | Age: | 1989 (36 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Double Garage Attached, RV Access/Parking | | |
| Lot Size: | 0.21 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Front Yard, Irregular Lot, Landscaped, Lawn | | |
| Heating: | Fireplace(s), Floor Furnace | | Water: - |
| Floors: | Carpet, Ceramic Tile, Hardwood | | Sewer: - |
| Roof: | Asphalt Shingle | | Condo Fee: - |
| Basement: | Finished, Full | | LLD: 24-59-12-W5 |
| Exterior: | Wood Frame | | Zoning: R-1-a |
| Foundation: | Wood | | Utilities: - |

Features: Kitchen Island, Laminate Counters

Inclusions: none

There is something for everyone here. How about starting with a great location in the Hilltop area, backing onto a large playground with the new playground set right behind your yard. That yard is fully landscaped and fenced and features 3 raised planters, a matching garden shed and a large rear deck off the kitchen PLUS a private sunken patio at the end of an 11' x 61' RV parking pad. Inside the 1,305 sq.ft. bungalow you first see a large living room with hardwood floors and a wood burning fireplace. The kitchen and eating are combined with access to the rear deck, such great views. There are 2 bedrooms, plus an office that has direct access to the garage. And you should see the garage, WOW! Pretty cool. The basement is all developed with recent renovations, including 2 more bedrooms and a big office, 4 pc bathroom and utility/storage room, as well as a Family room with it's own fireplace. And although you missed the season, there is also Central Air Conditioning too. Come check it out.