

# \$355,000 - 24 Windfall Drive, Whitecourt

MLS® #A2172060

**\$355,000**

4 Bedroom, 3.00 Bathroom, 1,488 sqft  
Residential on 0.20 Acres

NONE, Whitecourt, Alberta

Charming Home on a Spacious Triangular Lot  
with RV Parking and Alley Access

Discover the perfect blend of comfort and convenience in this well-maintained home situated on a unique triangular-shaped lot. With alley access and an RV parking pad, this property offers ample outdoor space and functionality for the whole family.

Upstairs, youâ€™ll find 4 bedrooms, including one that has been thoughtfully converted into a walk-in closet, which can easily be restored as a bedroom if needed. A bright 4-piece bathroom serves the upper level. The main floor is designed for easy living, featuring a large living room, dining area, a modern kitchen, and a combined 2-piece bathroom and laundry room for added convenience.

The fully finished basement extends the living space with a spacious family room, an office/computer room, a second kitchen, and a 3-piece bathroom.. The attached garage provides secure parking and 2 sheds provide extra storage.

Located within walking distance to schools, the rec center, hospital, and shopping, this home is perfect for families looking to settle in a vibrant and accessible community.

Built in 1974



## Essential Information

MLS® #	A2172060
Price	\$355,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,488
Acres	0.20
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	24 Windfall Drive
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1N8

## Amenities

Parking Spaces	3
Parking	Garage Door Opener, Garage Faces Front, Single Garage Attached, Alley Access, Driveway, Parking Pad, RV Access/Parking
# of Garages	1

## Interior

Interior Features	Walk-In Closet(s), Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Gas Grill
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Triangular Lot
Roof	Shingle
Construction	Wood Frame, Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 9th, 2024
Days on Market	181
Zoning	R-1B

### **Listing Details**

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
----------------	-------------------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.