

# \$375,000 - 3 Chickadee Drive, Whitecourt

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MLS® #A2192613

## \$375,000

4 Bedroom, 3.00 Bathroom, 1,236 sqft

Residential on 0.22 Acres

NONE, Whitecourt, Alberta

Welcome to this meticulously maintained 4-level split home, perfectly situated adjacent to the scenic Centennial Park, which offers an abundance of walking trails right at your doorstep. This charming property features a bright north-facing living room with a large picture window and a south-facing kitchen that provides lovely views into the park. Upstairs, youâ€™ll find three spacious bedrooms and 1.5 bathrooms, while the lower level boasts a cozy family room with a wood-burning fireplace, a full bathroom, a laundry room, and a convenient walk-out back entry. The basement includes a bedroom, den and additional storage space. Outside, enjoy a screened-in back deck and a 24x24 foot detached garage, both roughed in with a gas line, perfect for future enhancements. With two furnaces for efficient heating, this home is well-kept from top to bottom and reflects long-time ownership.

Built in 1972

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2192613  |
| Price          | \$375,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,236     |



|            |               |
|------------|---------------|
| Acres      | 0.22          |
| Year Built | 1972          |
| Type       | Residential   |
| Sub-Type   | Detached      |
| Style      | 4 Level Split |
| Status     | Active        |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 3 Chickadee Drive |
| Subdivision | NONE              |
| City        | Whitecourt        |
| County      | Woodlands County  |
| Province    | Alberta           |
| Postal Code | T7S 1G3           |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                              |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                                  |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Wood Burning                                                                |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Full                                                              |

### **Exterior**

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | BBQ gas line, Lighting, Rain Gutters                |
| Lot Description   | Backs on to Park/Green Space, Back Yard, Corner Lot |
| Roof              | Asphalt Shingle                                     |
| Construction      | Mixed                                               |
| Foundation        | Poured Concrete                                     |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 8th, 2025 |
| Days on Market | 175                |
| Zoning         | R-1A               |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | ROYAL LEPAGE MODERN REALTY |
|----------------|----------------------------|

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