

# \$309,000 - 14 Athabasca Drive, Whitecourt

MLS® #A2220511

**\$309,000**

4 Bedroom, 2.00 Bathroom, 1,080 sqft

Residential on 0.17 Acres

NONE, Whitecourt, Alberta

This cute home has a great location, walking distance to schools, the recreational center, parks, and more. With a nice open kitchen and dining area, solid cabinets. The living room is on the front of the house, enjoying the large picture window. Custom storage in the bedrooms has solid wood organizers. The main bathroom has had some nice renovations with flooring and a deep soaker tub/shower. All appliances are included. Great storage downstairs, a cozy family room with double French doors. In the utility room is a workshop area. A three-piece bathroom downstairs. Outside this yard is a patio on top and step-down garden area. Full of perennials, fruit trees, and privacy trees toward the back. The yard is also accessible from the back alley. The off-street parking is good on the side and convenient from your shopping trips. Please book this one with at least 24 hours notice.

Built in 1966

## Essential Information

MLS® #	A2220511
Price	\$309,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,080
Acres	0.17



Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	14 Athabasca Drive
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1H2

### Amenities

Parking Spaces	4
Parking	Off Street

### Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Wood Siding, Other
Foundation	Poured Concrete

### Additional Information

Date Listed	May 12th, 2025
Days on Market	3
Zoning	R1B

### Listing Details

Listing Office

ROYAL LEPAGE MODERN REALTY

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