

# \$360,000 - 80 Chickadee Drive, Whitecourt

MLS® #A2179763

**\$360,000**

3 Bedroom, 3.00 Bathroom, 1,331 sqft  
Residential on 0.23 Acres

NONE, Whitecourt, Alberta

Discover the perfect family location on Chickadee Drive, situated on a hill! This neighborhood backs onto Centennial Park and is within walking distance to schools, offering acres of paved and natural walking trails surrounded by trees. The cul-de-sac is designed for local traffic only. The large, pie-shaped lot includes back alley access and features concrete next to a double car, 24' x 28' heated garage, allowing for ample RV parking. The property also has a fenced vegetable garden, a shed, and plenty of lawn space.

Inside, you will find a spacious 1,330 sq. ft. bungalow with five fully finished bedrooms and convenient main floor laundry. The front living room faces south, with the kitchen and dining area located at the back. The main bathroom has recently been renovated and includes a walk-in shower. The bright and open downstairs area features a new gas fireplace and updated flooring, making it perfect for relaxation. The large games room is equipped with a billiards table and accessories. This home is heated with a high-efficiency forced air furnace and is move-in ready, allowing for quick possession.

Built in 1978

## Essential Information

MLS® #	A2179763
Price	\$360,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,331
Acres	0.23
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	80 Chickadee Drive
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1G2

### **Amenities**

Parking Spaces	6
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Concrete Driveway, Heated Garage
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, Pantry
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Window Coverings, Dryer, Microwave Hood Fan, Washer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Basement, Family Room
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior Features	Lighting, Private Yard, Rain Gutters, Storage
Lot Description	Front Yard, Back Yard, Few Trees, Lawn, Private
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete, Wood

### **Additional Information**

Date Listed	November 18th, 2024
Days on Market	139
Zoning	R-1B

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.