

\$375,000 - 3 Chickadee Drive, Whitecourt

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 | Back Yard, Backs on to Park/Green Space, Corner Lot |
| Roof | Asphalt Shingle |
| Construction | Mixed |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | February 8th, 2025 |
| Days on Market | 89 |
| Zoning | R-1A |

Listing Details

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

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