

\$224,900 - 69 Beaver Drive, Whitecourt

MLS® #A2197048

\$224,900

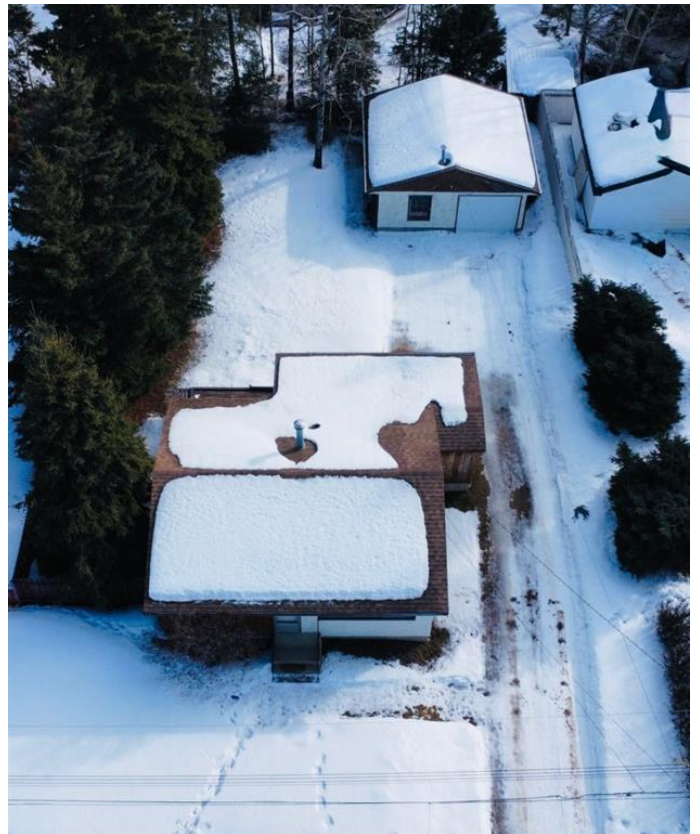
2 Bedroom, 1.00 Bathroom, 786 sqft

Residential on 0.19 Acres

NONE, Whitecourt, Alberta

Welcome to 69 Beaver Drive- a home so good, it's practically legendary. That's™ right, this place is dam impressive, and trust me, once you step inside, you'll™ be gnawing at the chance to make it yours! This quaint home offers a prime location on one of the most iconic streets, perfect for those who appreciate a slice of Canadian heritage and nature with Centennial Park only a stones throw away. 2 bedrooms and 1 bath upstairs with a cozy kitchen and living room. Downstairs there is a room with no window, rec space and another room that could double as a play room , office or a den! You could even close it off as another bedroom for future if you wanted. The back porch addition is a wonder of opportunity to create an epic mudroom with ample storage. Enjoy the convenience of a spacious 24x22 garage, ideal for keeping your vehicle cozy during those chilly Canadian winters or for storing your outdoor gear and beaver-themed collectibles! Your backyard is filled with mature trees for privacy, and a great size for your furry friends or kids! Whether you're a first-time homebuyer, looking for single family home, instead of a duplex or mobile, or looking for a "œdam"• good investment home, This quaint gem is just waiting for the right to come along and make it their own.

Let's™ get you settled into this lovely Canadian inspired bungalow where memories are just waiting to be made!



Built in 1961

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2197048 |
| Price | \$224,900 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 786 |
| Acres | 0.19 |
| Year Built | 1961 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 69 Beaver Drive |
| Subdivision | NONE |
| City | Whitecourt |
| County | Woodlands County |
| Province | Alberta |
| Postal Code | T7S 1G7 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Laminate Counters |
| Appliances | Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

| | |
|-----------------|------------------------------|
| Lot Description | Backs on to Park/Green Space |
| Roof | Asphalt |
| Construction | Stucco, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 25th, 2025 |
| Days on Market | 69 |
| Zoning | R-1B |

Listing Details

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

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