

# \$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, you'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, Microwave Hood Fan, Refrigerator, Dryer, Electric Range, 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	182
Zoning	R-1A

### **Listing Details**

Listing Office	ROYAL LEPAGE MODERN REALTY
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