

# **\$309,900 - 10 Windfall Drive, Whitecourt**

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MLS® #A2213560

**\$309,900**

4 Bedroom, 3.00 Bathroom, 1,148 sqft

Residential on 0.18 Acres

NONE, Whitecourt, Alberta

Wonderful Family Home in a Prime Location!

Looking for the perfect family home in a fantastic neighbourhood? This well-maintained property has it all!

Located just steps from Pat Hardy Primary School, down the street from Ste. Anne's School and Hilltop School, and close to the Allan & Jean Millar Centre and Centennial Park, your family will love the convenience and sense of community this area offers.

Features You'll Love:

3 bedrooms and 2 full bathrooms on the main level

Fully finished basement with an additional bedroom and bathroom – perfect for guests or teens!

Attached double-wide heated garage

Main floor laundry for ultimate convenience

Fully fenced yard with back alley access, oversized lot (7,830 square foot lot)

Spacious garden, ready for seeding + clothesline to dry your clothes and have them smelling like fresh air!



Powered garden shed for all your tools and projects

Updates:

New roof (2014)

New furnace (2014)

Hot water tank replaced (2018)

This home is move-in ready and offers the ideal layout and location for a growing family. Don't miss your chance to live in one of the most sought-after areas in town!

Built in 1971

### Essential Information

MLS® #	A2213560
Price	\$309,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,148
Acres	0.18
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	10 Windfall Drive
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1H1

### Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum
Appliances	Dishwasher, Refrigerator, Stove
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full



### Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	April 21st, 2025
Days on Market	1
Zoning	R-1B

### Listing Details

Listing Office	EXIT REALTY RESULTS
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