

# \$459,000 - 31 Rodeo Way, Whitecourt

MLS® #A2136176

**\$459,000**

6 Bedroom, 3.00 Bathroom, 1,215 sqft  
Residential on 0.13 Acres

NONE, Whitecourt, Alberta

Welcome to your dream home! Nestled in a charming neighborhood, this 1215 sq ft bi-level gem, built in 2009, presents an unparalleled blend of comfort and sophistication. Boasting 6 bedrooms and 3 bathrooms, including a luxurious 3-piece ensuite off the primary bedroom, this residence offers ample space for your growing family or visiting guests.

Step into a world of relaxation in your private fenced yard, complete with an 8-person enclosed hot tub, ideal for unwinding after a long day. Entertain effortlessly on the back deck, perfect for summer BBQs or morning coffee amidst the serene surroundings.

Indulge your senses in the finished basement, featuring a spacious family room with a wet bar, setting the stage for memorable gatherings with loved ones. The basement also offers the flexibility to transform into a spa retreat, with equipment and business opportunities negotiable, presenting an exciting venture for entrepreneurs.

Experience the convenience of an attached double car heated garage, ensuring your vehicles stay protected year-round. With hardwood, tile, and laminate flooring throughout, this home exudes elegance at every turn.

Embrace the heart of the home in the



functional kitchen, where culinary adventures await. Enjoy cozy evenings in the large living room, adorned with tasteful décor and boasting excellent curb appeal.

Don't miss this opportunity to make this exquisite property your own, offering comfort, style, and endless possibilities in a sought-after location. Step into the lifestyle you deserve! All PAX units are unattached and negotiable (2 in garage, 1 in the small room, 1 in primary bedroom, 3 in basement).

Built in 2009

### **Essential Information**

MLS® #	A2136176
Price	\$459,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,215
Acres	0.13
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	31 Rodeo Way
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 0B9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

### **Interior**

Interior Features Central Vacuum, High Ceilings, Laminate Counters, Wet Bar  
Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Finished, Full

### **Exterior**

Exterior Features Private Yard  
Lot Description Back Yard, Front Yard, Gazebo, Landscaped, Private  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed May 28th, 2024  
Days on Market 312  
Zoning R-1C

### **Listing Details**

Listing Office EXIT REALTY RESULTS

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