

# **\$339,900 - 7 Kallbom Crescent, Whitecourt**

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MLS® #A2214934

## **\$339,900**

3 Bedroom, 2.00 Bathroom, 1,082 sqft

Residential on 0.17 Acres

NONE, Whitecourt, Alberta

Welcome to this inviting starter home, perfectly situated in a desirable neighborhood on the hilltop area. This cozy residence boasts 3 bedrooms—3 conveniently located upstairs and one, along with two well-appointed bathrooms. With over 2,000 square feet of living space, this home offers ample room for families of all sizes.

The heart of the home features a lovely large living room, perfect for entertaining or relaxing, and a bright, functional eat-in kitchen equipped with two pantries for extra storage. With plenty of cabinets and counter space. This home has an open concept, with loads of great windows making it bright and warm. You'll appreciate the many upgrades throughout, including newer triple-pane windows treated with UV spray for enhanced energy efficiency, newer garage door. Both bathrooms have undergone major renovations.

The basement is completely developed with a large family room/office, large bedroom, 3 pcs bathroom, and laundry, storage and utility room. There is plumbing for a wet bar as well.

Step outside to discover a generous 7,552 square foot fenced back yard, ideal for outdoor activities and gatherings. The detached 18 x 24 heated garage, an 8 x 12 shed, firepit, garden area - along with a lengthy driveway for ample parking plus additional parking with back alley access allows room for the RV parking behind the garage, making it easy to



accommodate a trailer and your boat.(all the toys)

With major updates completed, including a new furnace and hot water tank installed in 2016, this home is truly move-in ready. Thereâ€™s nothing left to do but unpack and enjoy your new space. This lovely home comes with fridge, stove, dishwasher, washer & dryer, shed and window coverings. Donâ€™t miss out on this perfect starter home. This cozy family room is situated in a mature neighborhood close to schools, rec center and hospital. The home is well cared for ready for immediate possession.

Built in 1973

### Essential Information

MLS® #	A2214934
Price	\$339,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,082
Acres	0.17
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	7 Kallbom Crescent
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1E2

### Amenities

Parking Spaces	7
Parking	Garage Door Opener, Off S Detached, Additional Parking
# of Garages	1

## Interior

Interior Features	No Smoking Home, Vinyl Wir
Appliances	Dishwasher, Electric Sto Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full



## Exterior

Exterior Features	Balcony, Fire Pit, Garden, Storage
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 25th, 2025
Days on Market	10
Zoning	R-1B

## Listing Details

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
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