

# \$199,000 - 3, 71 Rodeo Way, Whitecourt

MLS® #A2206889

**\$199,000**

3 Bedroom, 3.00 Bathroom, 1,256 sqft

Residential on 0.03 Acres

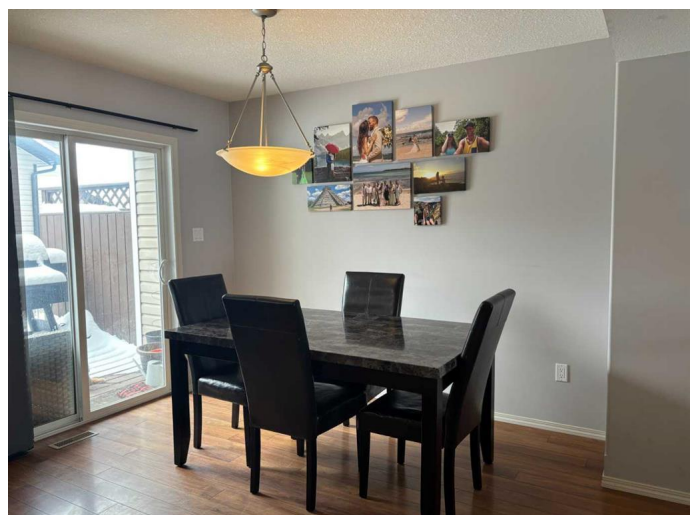
NONE, Whitecourt, Alberta

Excellent starter home or investment property under 200,000! Nice size kitchen comes with black appliances, ample cupboards and countertop space. Open concept from living room to dining area with patio doors that lead to a back deck and a half bath on the main floor. Upstairs has 3 nice size bedroom, 3 piece ensuite and another 4 piece bathroom. Down stairs is framed for a bedroom, bathroom (plumbed-in) family room and plenty of storage area. Comes with all appliances. Located down town close to schools and all amenities and shopping.

Built in 2007

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2206889      |
| Price          | \$199,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,256         |
| Acres          | 0.03          |
| Year Built     | 2007          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |



## Community Information

|             |                  |
|-------------|------------------|
| Address     | 3, 71 Rodeo Way  |
| Subdivision | NONE             |
| City        | Whitecourt       |
| County      | Woodlands County |
| Province    | Alberta          |
| Postal Code | T7S 0C2          |

## Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Pantry                                                        |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                       |
| Cooling           | None                                                                          |
| Has Basement      | Yes                                                                           |
| Basement          | Full, Unfinished                                                              |

## Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | None                                                              |
| Lot Description   | Back Yard, Low Maintenance Landscape, Rectangular Lot, Cul-De-Sac |
| Roof              | Asphalt                                                           |
| Construction      | Vinyl Siding                                                      |
| Foundation        | Poured Concrete                                                   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 29th, 2025 |
| Days on Market | 34               |
| Zoning         | R-3              |

## Listing Details

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

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