

\$319,900 - 4 Birch Lane, Whitecourt

MLS® #A2225198

\$319,900

3 Bedroom, 3.00 Bathroom, 1,307 sqft

Residential on 0.10 Acres

NONE, Whitecourt, Alberta

Discover this beautifully maintained half duplex situated at 4 Birch Lane, offering comfort, convenience, and a fantastic location. Perfect for families or those seeking a lively community, this home is nestled close to Ecole St. Anne's and Pat Hardy, making school runs and daily errands a breeze.

Enjoy outdoor activities with six playgrounds within a short walk and explore nature through the numerous uphill trails at Centennial Park, perfect for walking, running, or biking. The Allan and Jean Millar Centre, along with the hospital, are also within walking distance, ensuring all your essential amenities are easily accessible.

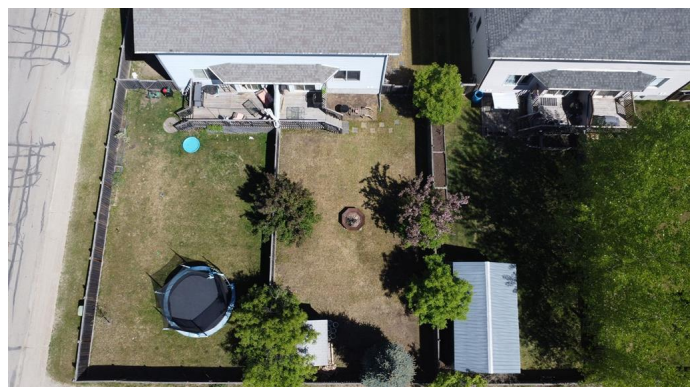
This inviting home features three spacious bedrooms and three bathrooms, complemented by a finished recreation space in the basement—ideal for entertainment or additional living needs. Ample storage options throughout the home and a landscaped yard with mature trees offer privacy and tranquility. The property also includes a single attached garage, providing convenient parking and additional storage. Don't miss the opportunity to make this wonderful home yours!

Built in 2007

Essential Information

MLS® # A2225198

Price \$319,900



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,307
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	4 Birch Lane
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1E3

Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Kitchen Island, Laminate Counters
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation ICF Block

Additional Information

Date Listed May 30th, 2025

Days on Market 20

Zoning R-2

Listing Details

Listing Office RE/MAX ADVANTAGE (WHITECOURT)

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.