$315,000 - 34 Kallbom Crescent, Whitecourt

MLS® #A2230734

$315,000
3 Bedroom, 3.00 Bathroom, 1,144 sqft
Residential on 0.18 Acres

NONE, Whitecourt, Alberta

Tucked into a peaceful crescent, just a short hop from the hospital, schools, walking trails, the rec centre and shopsâ€”this home is perfectly placed for those who love convenience and the outdoors alike.

With its large carport and practical side entrance, it welcomes you with a kind of understated charm. Inside, youâ€™ll find a lovely big living room bathed in morning light through generous east-facing windows. The living and dining areas sit neatly beside a central kitchen, ideal for family life and bustling meal prep, with plenty of counter space to spread out.

Upstairs offers three comfortable bedrooms, including a primary suite tucked at the back for a bit of peace, complete with its own 2-piece ensuite. Downstairs, youâ€™ll find two bonus rooms for hobbies, guests, or storage, a large family room, a full 3-piece bath, and the laundry area is in the utility room. There is also a very large storage room for your home decor and pantry needs.

And now, to the heart of itâ€”the garden. A generous, fully fenced backyard that backs onto the alley, this is truly a gardenerâ€™s delight. Thereâ€™s room for veg beds, perennials, and a deck just off the kitchenâ€”perfect for morning tea or an evening tea with a glass of something lovely.

If youâ€™ve ever dreamt of a home that blends practicality, potential, and the sheer joy of gardening, this could be just the place for you.

Built in 1973

Essential Information

MLS® #	A2230734
Price	$315,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,144
Acres	0.18
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	34 Kallbom Crescent
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1E2

Amenities

Parking Spaces	3
Parking	Carport, Concrete Driveway

Interior

Interior Features	Ceiling Fan(s), Storage
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, Few Trees, Front Yard, Lawn, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2025
Zoning	R-1B

Listing Details

Listing Office	ROYAL LEPAGE MODERN REALTY

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