

# \$314,900 - 40 Graham Road, Whitecourt

MLS® #A2242284

**\$314,900**

4 Bedroom, 3.00 Bathroom, 1,305 sqft

Residential on 0.14 Acres

NONE, Whitecourt, Alberta

" GREAT FAMILY HOME WITH A GREAT PRICE !!! This 4 bedroom/3 bathroom home near Rotary Park comes with all the appliances and offers a fenced back yard, back alley access and has had some recent upgrades. Offering excellent curb appeal with stucco exterior, this 1989 home had had most windows replaced, has a new front door, newer flooring in the living room, stairway and all the bedrooms upstairs. The 4th bedroom also has new flooring. Most of the home has newer paint and all the appliances are 2019 or newer. This cute and functional home offers over 1300 sq.ft. on the main and upper levels, and also features a large family room , 3 piece bathroom, 4th bedroom and laundry room on the 3rd level. The lower level offers a flex room and a couple of storage rooms and potentially , a 5th bedroom if needed. This home has a large 26'x9' side deck , firepit area and gates on both sides of the home and off the back alley. Very functional, very affordable and very practical in a great neighborhood!!

Built in 1989

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2242284  |
| Price      | \$314,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |               |
|----------------|---------------|
| Square Footage | 1,305         |
| Acres          | 0.14          |
| Year Built     | 1989          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 40 Graham Road   |
| Subdivision | NONE             |
| City        | Whitecourt       |
| County      | Woodlands County |
| Province    | Alberta          |
| Postal Code | T7S1B7           |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Parking Spaces | 2                                            |
| Parking        | Alley Access, Parking Pad, RV Access/Parking |

### Interior

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

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                                                     |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot |
| Roof              | Asphalt                                                                    |
| Construction      | Stucco                                                                     |
| Foundation        | Poured Concrete                                                            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 42              |

Zoning

R-1B LOW DENSITY RESIDEN

## **Listing Details**

Listing Office

RE/MAX ADVANTAGE (WHITECOURT)

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