

15 BALLY Road
Whitecourt, Alberta

MLS # A2250230



\$399,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,326 sq.ft.	Age:	1994 (31 yrs old)
Beds:	5	Baths:	3
Garage:	220 Volt Wiring, Alley Access, Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Brush, City Lot, Close to Clubhouse, Few Trees, Interi		

Heating:	Boiler, In Floor, Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Brick, Vinyl Siding
Foundation:	Poured Concrete
Features:	Closet Organizers, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-1B
Utilities:	-

Inclusions: Central vac and attachments

Lovely Bi-Level Home on Baly Road, Whitecourt! Welcome to this impressive bi-level home, boasting a spacious 1326 sq. ft. of thoughtfully designed living space. Built in 1994, this residence showcases excellent architectural design and features 5 generously sized bedrooms—3 located on the upper level and 2 in the inviting basement. This home offers 3 bathrooms for added convenience: a full 4-piece bathroom on the main floor, a 3-piece ensuite in the primary bedroom, and another 3-piece bathroom in the basement, ensuring ample amenities for family and guests. The lower level features a large family/recreation room, perfect for entertaining or relaxing, along with plenty of storage options throughout the home. Recent upgrades include newer carpeting and kitchen flooring in 2022, new furnace in 2018, new shingles in 2017, air condition in 2020, new trim in 2022, modern paint colors. The kitchen is a cook's dream, with abundant counter space, a pantry, and numerous cabinets, complemented by large windows that flood the area with natural light. A garden door leads to a spacious back deck, ideal for outdoor gatherings. Additional highlights of this property include air conditioning, newer shingles, and all appliances included as well as central vac. The functional layout of this home promotes a spacious feel, making it perfect for families. Vaulted ceilings throughout the main living area. The basement has in-floor heat for our cold winters, making it so cozy. The garage is a dream a true double attached heated garage with epoxy flooring and in-floor heating. In the back yard there is a cement pad to accommodate a hot tub with 20/20 wiring. Situated in a fantastic location, you will be close to a golf course, parks, schools, and recreational facilities. The backyard is fully fenced, featuring plenty of trees creating privacy and durable vinyl

fencing, providing privacy and a serene outdoor space. There is also back-alley access for convenience. With great parking options and a prime location, this home is a must-see!