

\$459,000 - 31 Rodeo Way, Whitecourt

MLS® #A2136176

\$459,000

6 Bedroom, 3.00 Bathroom, 1,215 sqft

Residential on 0.13 Acres

NONE, Whitecourt, Alberta

Welcome to your dream home! Nestled in a charming neighborhood, this 1215 sq ft bi-level gem, built in 2009, presents an unparalleled blend of comfort and sophistication. Boasting 6 bedrooms and 3 bathrooms, including a luxurious 3-piece ensuite off the primary bedroom, this residence offers ample space for your growing family or visiting guests.

Step into a world of relaxation in your private fenced yard, complete with an 8-person enclosed hot tub (child proof), ideal for unwinding after a long day. Entertain effortlessly on the back deck, perfect for summer BBQs or morning coffee amidst the serene surroundings.

Indulge your senses in the finished basement, featuring a spacious family room with a wet bar, setting the stage for memorable gatherings with loved ones. The basement also offers the flexibility to transform into a spa retreat, with equipment and business opportunities negotiable, presenting an exciting venture for entrepreneurs. Also note that the basement is plumbed for in-floor heat and brand new Central AC was installed in April 2025.

Experience the convenience of an attached double car heated garage, ensuring your vehicles stay protected year-round. With hardwood, tile, and laminate flooring



throughout, this home exudes elegance at every turn.

Embrace the heart of the home in the functional kitchen, where culinary adventures await. Enjoy cozy evenings in the large living room, adorned with tasteful décor and boasting excellent curb appeal.

Don't miss this opportunity to make this exquisite property your own, offering comfort, style, and endless possibilities in a sought-after location. Step into the lifestyle you deserve! All PAX units are unattached and negotiable (2 in garage, 1 in the small room, 1 in primary bedroom, 3 in basement).

Built in 2009

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2136176 |
| Price | \$459,000 |
| Bedrooms | 6 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,215 |
| Acres | 0.13 |
| Year Built | 2009 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 31 Rodeo Way |
| Subdivision | NONE |
| City | Whitecourt |
| County | Woodlands County |
| Province | Alberta |
| Postal Code | T7S 0B9 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Central Vacuum, High Ceilings, Laminate Counters, Wet Bar |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Front Yard, Gazebo, Landscaped, Private |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 28th, 2024 |
| Days on Market | 342 |
| Zoning | R-1C |

Listing Details

| | |
|----------------|---------------------|
| Listing Office | EXIT REALTY RESULTS |
|----------------|---------------------|

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.