

# \$242,500 - 20, 9 Leedy Drive, Whitecourt

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MLS® #A2236568

**\$242,500**

3 Bedroom, 2.00 Bathroom, 810 sqft

Residential on 0.07 Acres

NONE, Whitecourt, Alberta

Discover refined living in this beautifully appointed executive bareland condo—designed to offer the ultimate blend of comfort, sophistication, and practicality.

The main floor welcomes you with soaring 9-foot ceilings and an open-concept design that seamlessly connects the gourmet kitchen, spacious dining area, and inviting living room. Rich wood cabinetry, expansive countertops, and stainless steel appliances make entertaining effortless and stylish.

Retreat to the serene primary suite, complete with a private 3-piece walk-through ensuite designed for relaxation and convenience.

The fully developed lower level offers exceptional versatility, featuring two additional bedrooms, a generous family room, a large laundry space, and ample storage—ideal for guests, a home office, or multi-generational living. Enjoy the added luxury of in-floor heating throughout the basement and plush carpet underfoot in all bedrooms.

Step outside to your private, fully fenced backyard—an ideal sanctuary for morning coffee or evening gatherings.

With two full bathrooms, generous storage, and a low-maintenance lifestyle, this home is a rare find for those who value quality, space, and elegance without compromise.



Built in 2006

### Essential Information

MLS® #	A2236568
Price	\$242,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	810
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

### Community Information

Address	20, 9 Leedy Drive
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1X2

### Amenities

Amenities	None
Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	High Ceilings, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer
Heating	High Efficiency, In Floor, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	4
Zoning	R3

### **Listing Details**

Listing Office	ROYAL LEPAGE MODERN REALTY
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