

\$345,000 - 29 Athabasca Drive, Whitecourt

MLS® #A2261276

\$345,000

4 Bedroom, 3.00 Bathroom, 1,040 sqft

Residential on 0.19 Acres

NONE, Whitecourt, Alberta

Welcome to this charming 1971 bungalow in the sought-after Hilltop area of Whitecourt. Offering 1,040 sq. ft. of living space, this home features 4 bedrooms and 2.5 bathrooms, perfectly set up for family living.

The main floor hosts 3 bedrooms, including a primary suite with a 2-piece ensuite, plus a full 4-piece main bath. The bright living and dining areas flow nicely, creating a welcoming space for gatherings.

Downstairs, the fully finished basement offers excellent additional living space with a large family/rec area, wet bar, full 3-piece bathroom, and a 4th bedroom – perfect for guests or older children. Central air keeps the whole home comfortable year-round.

Outside, enjoy a fenced yard framed by mature trees and shrubs, complete with an apple tree for seasonal harvests. A 22' x 24' heated (radiant) garage with back alley access provides plenty of room for vehicles, toys, or a workshop.

Important updates include shingles (2018), hot water tank (2019), and refreshed front landscaping (2021), flooring (2023).

With its unbeatable location close to the hospital, schools, and parks, this property offers the ideal balance of comfort, convenience, and community.



Built in 1971

Essential Information

MLS® #	A2261276
Price	\$345,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,040
Acres	0.19
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	29 Athabasca Drive
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1H2

Amenities

Parking Spaces	6
Parking	Double Garage Detached, Parking Pad
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Private Yard
Lot Description	Back Lane, Back Yard, Lands
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete



Additional Information

Date Listed	October 3rd, 2025
Days on Market	10
Zoning	R-1B

Listing Details

Listing Office	EXIT REALTY RESULTS
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