

\$359,900 - 24 Birch Lane, Whitecourt

MLS® #A2271610

\$359,900

3 Bedroom, 2.00 Bathroom, 1,364 sqft

Residential on 0.10 Acres

NONE, Whitecourt, Alberta

"2008 HILLTOP HOME - PRIME LOCATION

!!" This 2008 built bi-level offers a beautiful open floor plan and is located at the end of a cul-de-sac in a family friendly hilltop neighborhood. The large kitchen has new quartz countertops, large pantry, tiled backsplash and plenty of cabinets and counterspace. The adjacent dining area is extra large. The kitchen and dining area are open to and overlook the huge 15'x12' living room. The primary bedroom offers a walk-in closet and has its own 3 piece ensuite . There is a full 4 piece bathroom and 2 more bedrooms on the main level as well. On the lower level, there is a massive 24'x12' partially finished family room , laundry /utility room, 2 framed future bedrooms, and a large closed-in storage area. All the flooring (except bathrooms) has been replaced with durable vinyl plank flooring, no carpet at all , and the fridge, stove and dishwasher are only 1 year old. This home has a fenced back yard and a convenient 14'x12' covered back deck, accessible from the kitchen or back yard. There is back alley access , this home is close to the hospital and schools and Centennial Park. Great option if you're looking for a more affordable newer home .

Built in 2008

Essential Information

MLS® #

A2271610



Price	\$359,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,364
Acres	0.10
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	24 Birch Lane
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S1K1

Amenities

Parking	None
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Interior

Interior Features	Ceiling Fan(s), High Ceilings, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	ICF Block

Additional Information

Date Listed	November 19th, 2025
Zoning	R-1C LOW DENSITY

Listing Details

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
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