

# \$254,900 - 61 Kimzey Crossing, Whitecourt

MLS® #A2184797

**\$254,900**

3 Bedroom, 2.00 Bathroom, 1,255 sqft

Residential on 0.10 Acres

NONE, Whitecourt, Alberta

Affordable for the first-time home buyer or growing family, this duplex offers an ideal opportunity to step into homeownership. With three bedrooms and one and a half bathrooms, there's plenty of space for comfortable living. The fenced backyard provides a secure play area for children or pets, while the shed offers additional storage for outdoor equipment or seasonal belongings. Oversized 24x26 heated garage with a brand new furnace installed. New shingles also put on the Garage. All new vinyl plank flooring has been installed throughout the home making this home move in ready!

Beyond its practical features, this home's location is unbeatable. Close to essential amenities such as the hospital, Allan and Jean Millar Centre, trails, parks, and playgrounds, residents enjoy a vibrant community lifestyle with everything they need just moments away.



Built in 1979

## Essential Information

MLS® # A2184797

Price \$254,900

Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,255
Acres	0.10
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Active

### **Community Information**

Address	61 Kimzey Crossing
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1G1

### **Amenities**

Parking Spaces	2
Parking	Off Street, Alley Access, Double Garage Detached, Rear Drive
# of Garages	2

### **Interior**

Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Back Lane, No Neighbours Behind, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  January 1st, 2025

Days on Market              109

Zoning                         R-3

### **Listing Details**

Listing Office                RE/MAX ADVANTAGE (WHITECOURT)

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