

# **\$309,900 - 10 Windfall Drive, Whitecourt**

---

MLS® #A2213560

**\$309,900**

4 Bedroom, 3.00 Bathroom, 1,148 sqft

Residential on 0.18 Acres

NONE, Whitecourt, Alberta

Wonderful Family Home in a Prime Location!

Looking for the perfect family home in a fantastic neighbourhood? This well-maintained property has it all!

Located just steps from Pat Hardy Primary School, down the street from Ste. Anne's School and Hilltop School, and close to the Allan & Jean Millar Centre and Centennial Park, your family will love the convenience and sense of community this area offers.

Features You'll Love:

3 bedrooms and 2 full bathrooms on the main level

Fully finished basement with an additional bedroom and bathroom – perfect for guests or teens!

Attached double-wide heated garage

Main floor laundry for ultimate convenience

Fully fenced yard with back alley access, oversized lot (7,830 square foot lot)

Spacious garden, ready for seeding + clothesline to dry your clothes and have them smelling like fresh air!



Powered garden shed for all your tools and projects

Updates:

New roof (2014)

New furnace (2014)

Hot water tank replaced (2018)

This home is move-in ready and offers the ideal layout and location for a growing family. Don't miss your chance to live in one of the most sought-after areas in town!

Built in 1971

### Essential Information

MLS® #	A2213560
Price	\$309,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,148
Acres	0.18
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	10 Windfall Drive
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1H1

### Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum
Appliances	Dishwasher, Refrigerator, Stove
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full



### Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	April 21st, 2025
Days on Market	11
Zoning	R-1B

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.