

# \$459,000 - 31 Rodeo Way, Whitecourt

MLS® #A2136176

**\$459,000**

6 Bedroom, 3.00 Bathroom, 1,215 sqft

Residential on 0.13 Acres

NONE, Whitecourt, Alberta

Welcome to your dream home! Nestled in a charming neighborhood, this 1215 sq ft bi-level gem, built in 2009, presents an unparalleled blend of comfort and sophistication. Boasting 6 bedrooms and 3 bathrooms, including a luxurious 3-piece ensuite off the primary bedroom, this residence offers ample space for your growing family or visiting guests.

Step into a world of relaxation in your private fenced yard, complete with an 8-person enclosed hot tub (child proof), ideal for unwinding after a long day. Entertain effortlessly on the back deck, perfect for summer BBQs or morning coffee amidst the serene surroundings.

Indulge your senses in the finished basement, featuring a spacious family room with a wet bar, setting the stage for memorable gatherings with loved ones. The basement also offers the flexibility to transform into a spa retreat, with equipment and business opportunities negotiable, presenting an exciting venture for entrepreneurs. Also note that the basement is plumbed for in-floor heat and brand new Central AC was installed in April 2025.

Experience the convenience of an attached double car heated garage, ensuring your vehicles stay protected year-round. With hardwood, tile, and laminate flooring



throughout, this home exudes elegance at every turn.

Embrace the heart of the home in the functional kitchen, where culinary adventures await. Enjoy cozy evenings in the large living room, adorned with tasteful décor and boasting excellent curb appeal.

Don't miss this opportunity to make this exquisite property your own, offering comfort, style, and endless possibilities in a sought-after location. Step into the lifestyle you deserve! All PAX units are unattached and negotiable (2 in garage, 1 in the small room, 1 in primary bedroom, 3 in basement).

Built in 2009

**Essential Information**

MLS® #	A2136176
Price	\$459,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,215
Acres	0.13
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	31 Rodeo Way
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 0B9

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Central Vacuum, High Ceilings, Laminate Counters, Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Gazebo, Landscaped, Private
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 28th, 2024
Days on Market	344
Zoning	R-1C

## Listing Details

Listing Office	EXIT REALTY RESULTS
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