# \$340,777 - 16 Mcleod Drive, Whitecourt

MLS® #A2262674

### \$340,777

3 Bedroom, 2.00 Bathroom, 1,205 sqft Residential on 0.17 Acres

NONE, Whitecourt, Alberta

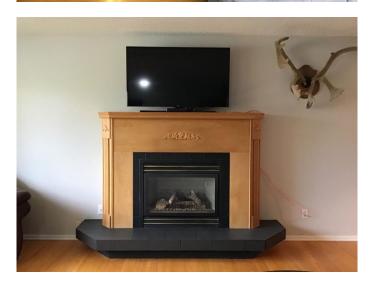
Discover your dream home in this beautifully maintained 1,150 sq. ft. bungalow, ideally situated in one of Whitecourt's most desirable neighborhoods. Featuring three spacious bedrooms, this home is designed for comfort and style, highlighted by elegant hardwood flooring throughout the main level. Cozy up on chilly winter evenings by the inviting gas fireplace in the living room.

Natural light pours into the home through large, updated windows, creating a warm and welcoming atmosphere. The well-equipped kitchen boasts ample cabinet space, new appliances, and a charming coffee barâ€"perfect for your morning rituals. Each bedroom is generously sized with ample closet space, ensuring comfort for every member of the family. The main bathroom has been tastefully renovated, featuring a standalone shower, a relaxing soaker tub, and heated flooring, conveniently located for easy access from both the main living area and the bedrooms.

The fully developed basement serves as an excellent retreat, featuring a large family room with an electric fireplace and newer carpeting. Additional spaces include a laundry room, a versatile flex room, an office, and a second renovated three-piece bathroom. With abundant storage throughout, organization is a breeze. Should a 4th bedroom be required with a little modifications it could be done by







making the window a little bigger.

Freshly painted in neutral modern tones, this home stands out with its contemporary appeal.

Set on a generous lot over 7,200 sq. ft., this property features back alley access, ideal for parking your boat or RV. The exterior offers a large aggregate patio perfect for relaxation or entertaining, a welcoming front veranda, and a fenced backyard to keep children and pets safe. The 24 x 26 heated detached garage, built in 2012, provides ample space for vehicles and storage.

Recent updates include new shingles on the house (2018), fresh front and back doors, a Lennox furnace (2005), and a hot water tank (2023).

As an added bonus, this package includes the fridge, stove, dishwasher, washer, dryer, window coverings, a storage shed, the electric fireplace in the basement, and a bar stand/TV stand. Some additional furniture is negotiable.

With a fantastic home in a prime location, all you need to do is move in!

Built in 1965

Year Built

#### **Essential Information**

MLS® # A2262674
Price \$340,777
Bedrooms 3
Bathrooms 2.00
Full Baths 2
Square Footage 1,205
Acres 0.17

Type Residential

1965

Sub-Type Detached
Style Bungalow
Status Active

## **Community Information**

Address 16 Mcleod Drive

Subdivision NONE

City Whitecourt

County Woodlands County

Province Alberta
Postal Code T7S1H4

#### **Amenities**

Parking Spaces 6

Parking Additional Parking, Alley Access, Asphalt, Double Garage Detached,

Front Drive, Garage Door Opener, Garage Faces Rear, Heated Garage,

Insulated, Oversized, Parking Pad, RV Access/Parking

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Central Vacuum, No Smoking Home, Pantry, Soaking

Tub, Storage, Track Lighting, Vinyl Windows

Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window

Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 2

Fireplaces Electric, Family Room, Gas, Living Room

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Fire Pit, Rain Gutters, Storage

Lot Description Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Low

Maintenance Landscape, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed October 7th, 2025

Days on Market 30

Zoning R-1

# **Listing Details**

Listing Office RE/MAX ADVANTAGE (WHITECOURT)

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