

# \$246,800 - 20, 9 Leedy Drive, Whitecourt

MLS® #A2198515

**\$246,800**

3 Bedroom, 2.00 Bathroom, 810 sqft

Residential on 0.07 Acres

NONE, Whitecourt, Alberta

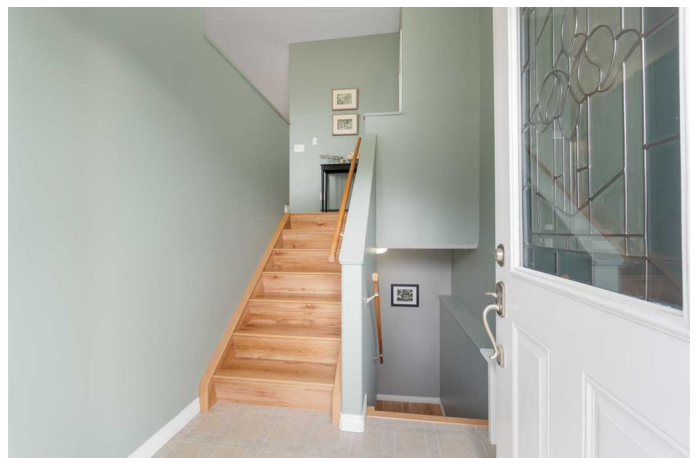
Stunning 3-Bedroom Executive Bareland Condo in Willowstone Place, Whitecourt. This beautifully designed executive bareland condo offers the perfect balance of space, style, and convenience!

The main floor features an open-concept layout with a spacious kitchen, pantry, and large dining area, ideal for entertaining. Solid wood cabinets, 9ft ceilings, large counter space, and stainless appliances. The front living room provides a welcoming space to relax, while the main floor primary bedroom offers privacy with a 3 piece walk through ensuite.

Downstairs, youâ€™™ find two additional bedrooms, a large family room, laundry, and plenty of storageâ€™™perfect for guests, family, or a home office setup. The basement in-floor heat is a luxury you will love. Carpets only in the bedrooms.

Step outside to enjoy your fully fenced private backyard, offering a quiet retreat for outdoor living.

With two bathrooms, ample storage, and a fantastic floor plan, this home is perfect for those seeking a low-maintenance lifestyle without compromising on space.



Built in 2006

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2198515      |
| Price          | \$246,800     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 810           |
| Acres          | 0.07          |
| Year Built     | 2006          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 20, 9 Leedy Drive |
| Subdivision | NONE              |
| City        | Whitecourt        |
| County      | Woodlands County  |
| Province    | Alberta           |
| Postal Code | T7S 1X2           |

### Amenities

|                |            |
|----------------|------------|
| Amenities      | None       |
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer                       |
| Heating           | In Floor, Forced Air, Natural Gas, High Efficiency                                       |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard                                |
| Lot Description   | Back Yard, Level, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                             |

|              |                 |
|--------------|-----------------|
| Construction | Stucco          |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 4th, 2025 |
| Days on Market | 66              |
| Zoning         | R3              |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | ROYAL LEPAGE MODERN REALTY |
|----------------|----------------------------|

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