

# \$314,900 - 40 Graham Road, Whitecourt

MLS® #A2242284

**\$314,900**

4 Bedroom, 3.00 Bathroom, 1,305 sqft

Residential on 0.14 Acres

NONE, Whitecourt, Alberta

" GREAT FAMILY HOME WITH A GREAT PRICE !!! This 4 bedroom/3 bathroom home near Rotary Park comes with all the appliances and offers a fenced back yard, back alley access and has had some recent upgrades. Offering excellent curb appeal with stucco exterior, this 1989 home had had most windows replaced, has a new front door, newer flooring in the living room, stairway and all the bedrooms upstairs. The 4th bedroom also has new flooring. Most of the home has newer paint and all the appliances are 2019 or newer. This cute and functional home offers over 1300 sq.ft. on the main and upper levels, and also features a large family room , 3 piece bathroom, 4th bedroom and laundry room on the 3rd level. The lower level offers a flex room and a couple of storage rooms and potentially , a 5th bedroom if needed. This home has a large 26'x9' side deck , firepit area and gates on both sides of the home and off the back alley. Very functional, very affordable and very practical in a great neighborhood!!

Built in 1989

## Essential Information

MLS® #	A2242284
Price	\$314,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	1,305
Acres	0.14
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	40 Graham Road
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S1B7

### Amenities

Parking Spaces	2
Parking	Alley Access, Parking Pad, RV Access/Parking

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot
Roof	Asphalt
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	July 22nd, 2025
Days on Market	7

Zoning R-1B LOW DENSITY RESIDEN

## **Listing Details**

Listing Office RE/MAX ADVANTAGE (WHITECOURT)

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