

# \$349,900 - 14 Virginia Avenue, Whitecourt

MLS® #A2231870

**\$349,900**

3 Bedroom, 2.00 Bathroom, 1,261 sqft

Residential on 0.31 Acres

NONE, Whitecourt, Alberta

Rare opportunity to own a home on a highly desirable street with limited market availability. You are Central to the hospital, Allan & Jean Millar Centre, 2 elementary schools & the public high school. This beautiful property sits on a spacious .40-acre lot, offering ample yard space perfect for outdoor activities with the kids, gardening, or simply enjoying the tranquility. More than enough space to build another garage or structure. The expansive backyard features RV parking, back alley access, a large shed, and a 12x24 detached garage—ideal for storage, hobbies, or additional parking.

Key updates include shingles on the house and garage (2019), a furnace(2015), and all new windows installed around 2013. The siding, fascia & eaves have been fully replaced, enhancing curb appeal and durability. The stunning kitchen was renovated in 2016 with elegant dark cabinets, beautifully executed with additional storage, complemented by new bamboo hardwood flooring throughout the main level.

Enjoy cozy winter evenings by the wood stove insert, installed 12 years ago. The sunroom, added in 2013, provides a bright, inviting space to relax year round! A space to unwind! The basement offers a versatile layout with a 3-piece bathroom, a bedroom, and a spacious open recreational area—perfect for family gatherings or a space to watch the game! Don't miss out on this exceptional property in a sought-after location, it checks all the



boxes!

Built in 1967

### Essential Information

MLS® #	A2231870
Price	\$349,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,261
Acres	0.31
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	14 Virginia Avenue
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1H2

### Amenities

Parking Spaces	4
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Built-in Features
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	None
Lot Description	Cul-De-Sac, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 17th, 2025
Days on Market	50
Zoning	R-1B

## Listing Details

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
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