

# \$398,000 - 28 Birch Lane, Whitecourt

MLS® #A2204373

**\$398,000**

3 Bedroom, 4.00 Bathroom, 1,361 sqft  
Residential on 0.11 Acres

NONE, Whitecourt, Alberta

Welcome to Birch Lane, where this two-story home is ready to make life a little easier. Out front, there's an attached garage.

Inside, the main floor keeps things practical with a laundry room, an open living area, a spacious kitchen with an island (perfect for gathering), and bright windows overlooking the backyard.

Upstairs, three good-sized bedrooms offer plenty of space. The primary includes extra closet space and an ensuite, a little extra comfort where it counts. Downstairs, the finished basement is set up for movie nights, game days, or whatever fun comes next, with an extra bath for convenience.

Built with solid ICF and concrete construction, this home is made to last. The neighborhood? A winner. Two elementary schools, a hospital, and a rec center are all close by, making daily life a little smoother.

Come take a look—this one's worth seeing in person.

Built in 2009

## Essential Information

MLS® #	A2204373
Price	\$398,000
Bedrooms	3



Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,361
Acres	0.11
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	28 Birch Lane
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1E3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, Landscaped, Lawn, Rectangular Lot, Yard Lights
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete, ICF Block

## **Additional Information**

Date Listed            March 23rd, 2025  
Days on Market      10  
Zoning                 R-1C

## **Listing Details**

Listing Office         ROYAL LEPAGE MODERN REALTY

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