

# \$409,900 - 62 Olson Crescent, Whitecourt

MLS® #A2248239

**\$409,900**

5 Bedroom, 3.00 Bathroom, 1,223 sqft

Residential on 0.16 Acres

NONE, Whitecourt, Alberta

Welcome to this 2,446 sq ft 5 bi-level home nestled in a desirable neighbourhood, offering comfort and privacy. This property backs onto a paved walking trail plus Olson Park - a large playground with a field, making it an ideal setting for families seeking outdoor space. You'll appreciate the convenience of a double attached, heated garage complemented by driveway parking. A wide gate on the side provides easy, smaller trailer parking and backyard access. Step inside to a welcoming atmosphere with fresh neutral paint. The main living area boasts vaulted ceilings, while a skylight lets in an abundance of natural light. Large windows frame pictures of the backyard views, seamlessly connecting indoor and outdoor living. The kitchen is a standout feature, showcasing a concrete countertop with a live edge, pantry storage, and plenty of prep space for a family. With three bedrooms and two full bathrooms on the main level, this layout is perfect for a young family. Venture downstairs, find two additional bedrooms and a convenient two-piece bathroom. The long family room is ideal for children to play or for cozy movie nights. A walkthrough storage room leads to the utilities and a large laundry area. This home is equipped with upgrades, including a water softener, water manifold, central air conditioning, and new shingles in 2021.

Built in 1999



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2248239    |
| Price          | \$409,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,223       |
| Acres          | 0.16        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 62 Olson Crescent |
| Subdivision | NONE              |
| City        | Whitecourt        |
| County      | Woodlands County  |
| Province    | Alberta           |
| Postal Code | T7S 1T9           |

## Amenities

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                            |
| Parking        | Double Garage Attached, Garage Door Opener, Heated Garage, Concrete Driveway |
| # of Garages   | 2                                                                            |

## Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Storage                                |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                               |
| Cooling           | Central Air                                                                                              |
| Has Basement      | Yes                                                                                                      |
| Basement          | Finished, Full                                                                                           |

## Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Rain Gutters, Storage, Lighting                                                             |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind, Private, Rectangular Lot, Lawn |
| Roof              | Asphalt Shingle                                                                                           |
| Construction      | Mixed                                                                                                     |
| Foundation        | Poured Concrete                                                                                           |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 7                 |
| Zoning         | R-1B              |

### **Listing Details**

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

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