

# \$224,900 - 69 Beaver Drive, Whitecourt

MLS® #A2197048

**\$224,900**

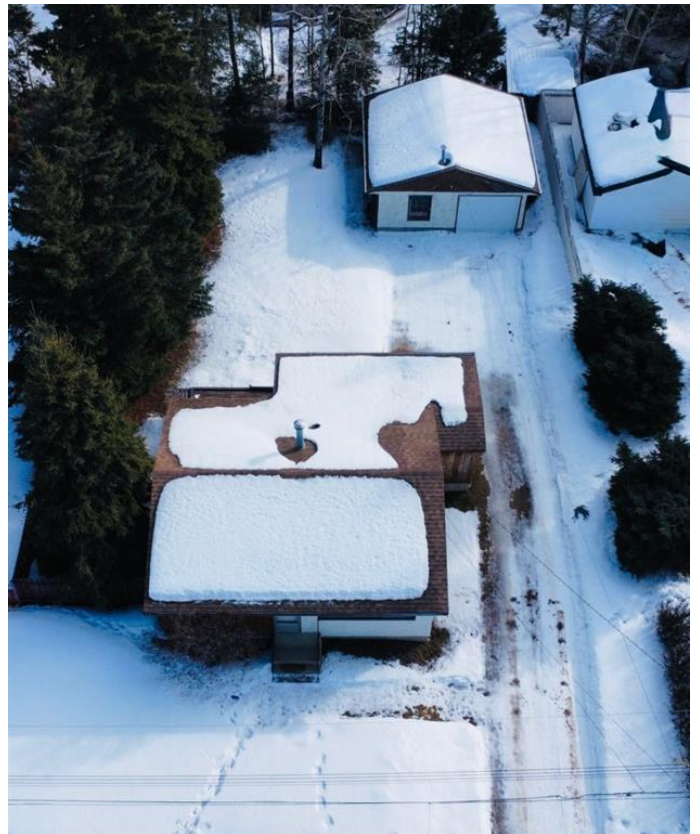
2 Bedroom, 1.00 Bathroom, 786 sqft

Residential on 0.19 Acres

NONE, Whitecourt, Alberta

Welcome to 69 Beaver Drive- a home so good, it's practically legendary. That's™ right, this place is dam impressive, and trust me, once you step inside, you'll™ be gnawing at the chance to make it yours! This quaint home offers a prime location on one of the most iconic streets, perfect for those who appreciate a slice of Canadian heritage and nature with Centennial Park only a stones throw away. 2 bedrooms and 1 bath upstairs with a cozy kitchen and living room. Downstairs there is a room with no window, rec space and another room that could double as a play room , office or a den! You could even close it off as another bedroom for future if you wanted. The back porch addition is a wonder of opportunity to create an epic mudroom with ample storage. Enjoy the convenience of a spacious 24x22 garage, ideal for keeping your vehicle cozy during those chilly Canadian winters or for storing your outdoor gear and beaver-themed collectibles! Your backyard is filled with mature trees for privacy, and a great size for your furry friends or kids! Whether you're a first-time homebuyer, looking for single family home, instead of a duplex or mobile, or looking for a "œdam"• good investment home, This quaint gem is just waiting for the right to come along and make it their own.

Let's™ get you settled into this lovely Canadian inspired bungalow where memories are just waiting to be made!



Built in 1961

**Essential Information**

MLS® #	A2197048
Price	\$224,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	786
Acres	0.19
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	69 Beaver Drive
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1G7

**Amenities**

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

**Interior**

Interior Features	Laminate Counters
Appliances	Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	None
-------------------	------

Lot Description	Backs on to Park/Green Space
Roof	Asphalt
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 25th, 2025
Days on Market	53
Zoning	R-1B

### **Listing Details**

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.