



GRASSROOTS
REALTY GROUP

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**9 Park Drive
Whitecourt, Alberta**

MLS # A2238728



\$649,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,780 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached, Oversized		
Lot Size:	0.46 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions: beverage centre, garage controls for detached garage, 2 sheds

Explore this spacious 2780 sq ft home at 9 Park Drive, set on a large 19,000sq ft lot. Featuring an attached garage, plus detached 24X26 heated garage with 220V (2009 built), 100 ft RV pad, underground sprinklers (front and back), & modern renovations this home is impressive! The entry way is vaulted to the second story, creating a beautiful landscape as soon as you walk through the door. Main floor features include 2 living areas, formal dining room, sunny breakfast nook, main floor laundry, stunning built-in mudroom cabinets and a wood burning fireplace. The chef's kitchen remodeled in 2007, boasts a large granite top island, stainless built-in full sized fridge/freezer, WOLFE gas range and plenty of gorgeous cabinetry. Upstairs there are 4 bedrooms plus an office space, a dreamy en suite and renovated main bathroom. The spare rooms up here are great sizes and beautifully designed with an array of windows in each. The primary suite has so much character with the vaulted ceilings, elevated ensuite and another set of stunning built-in cabinetry. Heated floors in the ensuite, a tiled steam shower and soaker tub that overlooks your private yard is the perfect touch of luxury. The basement offers ample storage, another rec space with wet bar, and a craft room. Additional: Furnaces were replaced in 2013, HWT 2018, Shingles 2013, Fridge/Freezer 2023, Dishwasher 2022, Tin shed with power 2023. To the right of the home is a walking path, that can lead you to Centennial park where kilometers of paved and unpaved trails await you. Do yourself a favor, and walk through this great property to really appreciate the pride of ownership here!