



**GRASSROOTS**  
REALTY GROUP

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**4727 Sakwatamau Drive  
Whitecourt, Alberta**

**MLS # A2239593**



**\$549,000**

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,174 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Storage, Walk-In Closet(s)		

**Inclusions:** shed, town issued garbage can,

This beautifully renovated 2-storey home is tucked into an exceptional hilltop location surrounded by parks, offering space, comfort, and style both inside and out. With 4 bedrooms and 4 bathrooms, there's plenty of room for family life, guests, and entertaining. Step inside to a welcoming open living room, filled with natural light from upgraded triple-paned windows. The dining area flows seamlessly from the kitchen, where you'll find solid wood cabinets, a central island for gathering, and a casual eating nook. The cozy family room off the back overlooks the private yard&mdash;ideal for movie nights or relaxing with a view. The main floor laundry is a practical touch, and the 2-piece powder room is conveniently located off the attached garage. Upstairs is a true retreat. The primary bedroom has been completely reimagined&mdash;accessed through a dressing area with custom cabinetry, and complete with a gas fireplace, private balcony, and a show-stopping ensuite. Soaker tub, double vanities, glass double shower, heated floors&mdash;it has it all. You&rsquo;ll also find two bedrooms, a bright office, and a beautiful 4-piece main bath. The fully finished basement is one of the best in the neighbourhood&mdash;designed for fun and function with a second family room, games area, 4th bedroom, storage, and even a kitchen pantry space. Step outside to the backyard oasis. It&rsquo;s fully fenced, manicured to perfection, and thoughtfully designed with privacy trees, an outdoor kitchen, patio, shed, RV parking, garage man door, and alley access. Fantastic curb appeal, extra-long parking pad, and a prime location&mdash;this home checks all the boxes. You&rsquo;ll love the lifestyle, the space, and the attention to detail in every corner.

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