



**GRASSROOTS**  
REALTY GROUP

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**7 Park Close  
Whitecourt, Alberta**

**MLS # A2239946**



**\$485,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,503 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Few Trees, Lawn, Private, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-1B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, No Smoking Home, Soaking Tub		

**Inclusions:** Garbage bins

Tucked away in a friendly cul-de-sac, this warm and welcoming home. Step into the open floor plan with soaring ceilings, extra windows, and wood fireplace in the spacious living room&mdash;perfect for cozy nights or weekend lounging. The kitchen checks all the boxes: solid wood cabinets, loads of counter space, pantry, and an eating bar made for coffee chats or homework sessions. Just off the dining area, patio doors lead to a private covered deck&mdash;your new favorite nearly-all-season hangout. On the main floor, you&rsquo;ll find two comfy bedrooms, a sunny front office (hello, work-from-home dreams!), and laundry right off the kitchen&mdash;super convenient! The primary suite features a long, luxurious soaker tub and a separate shower. Downstairs? Game night central! A big, bright walkout basement with room for movie marathons, plus a third bedroom and 3-piece bath. Top it all off with a heated 24' x 26' garage with radiant heat. &mdash;just steps from schools, parks, and trails.