

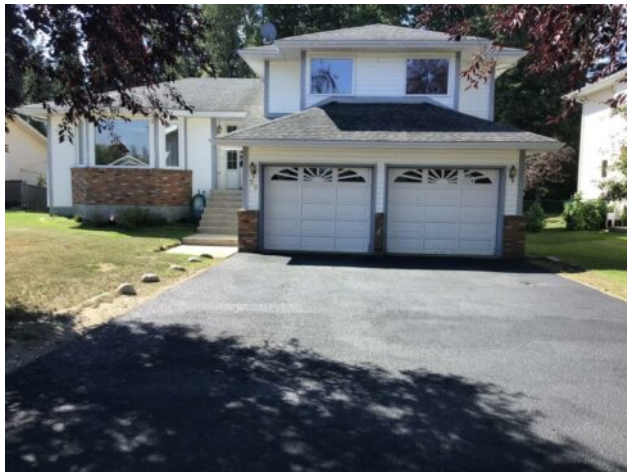


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

25 Park Drive
Whitecourt, Alberta

MLS # A2242199



\$409,900

| | | | |
|-----------|---|--------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,600 sq.ft. | Age: | 1989 (36 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Asphalt, Double Garage Attached | | |
| Lot Size: | 0.29 Acre | | |
| Lot Feat: | Back Yard, Brush, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Level | | |

| | | | |
|-------------|--|------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-1A |
| Foundation: | Wood | Utilities: | - |
| Features: | Ceiling Fan(s), Central Vacuum, Laminate Counters, Storage | | |

Inclusions: NONE

Welcome to a great home! This very spacious 4-level split offers a perfect blend of space and comfort, featuring - 4 spacious bedrooms - 3 bathrooms, including primary suite with a 3-piece ensuite and walk-in closet. A large kitchen filled with sunshine, complete with ample oak cabinetry and tons of counter space, plus a cozy dinette area overlooking the living room doors. The bright and airy living room boasts large windows, as well as a window seat that provide storage. In the dinette there are patio doors that lead to a maintenance-free deck, perfect for outdoor entertaining - over looking the large back yard with plenty of privacy. On the third level, enjoy a generous family room featuring a wood-burning fireplace and access to a second patio and another set of patio doors. Great space for entertaining. Convenient garage access (26 x 21) provides easy entry to the home The property sits on a spacious lot over 12,760 sq. ft., surrounded by beautiful natural trees, a fenced yard, and a cozy fire pit. On the 4 level you will find another Family Room/ Rec Room, also the 4th spacious bedroom, as well as a 3- piece bathroom, as well as laundry/Utility room. Poly B has all been changed out, roof was changed out recently, the shingles were replaced in 2008 with 35-year shingles rated for high winds. As well both the furnace and hot water tank were changed out in 2012 to high efficiency. Located in a great community with plenty of amenities, this home is ideal for those who love to spend time outdoors and enjoy a peaceful, friendly atmosphere. The yard is so nice and private at the back. They have kept many original trees and it is very natural. With a feeling of being on an acreage. This home comes with all appliances included and is ready for you to make it your own!

Copyright (c) 2025 . Listing data courtesy of RE/MAX ADVANTAGE (WHITECOURT). Information is believed to be reliable but not guaranteed.