



GRASSROOTS
REALTY GROUP

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**56 Pritchard Drive
Whitecourt, Alberta**

MLS # A2246254



\$698,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,062 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Heated Garage, Parking Pad, RV Access		
Lot Size:	0.15 Acre		
Lot Feat:	Cul-De-Sac, Fruit Trees/Shrub(s), Lawn, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1C
Foundation:	ICF Block	Utilities:	-

Features: Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

Inclusions: Shed

Welcome to 56 Pritchard Drive. This beautifully crafted 4 bedroom home offers custom finishes, thoughtful design and a great location. From the upgraded exposed aggregate driveway and RV parking to the covered back deck, every detail has been designed with comfort and style in mind. Step inside to find coffered ceilings, quartz countertops and custom built-ins throughout the kitchen and dining area, including a built in desk, ideal for working from home or keeping the household organized. Upstairs, you'll find three spacious bedrooms a 4 piece bathroom and a conveniently located laundry room. In your primary bedroom, enjoy the luxurious feel of a vaulted coffered ceiling that adds architectural charm and spaciousness to the room. Custom built ins provide both elegance and practical storage. The primary ensuite boasts tasteful design and quality fixtures, creating a refined and inviting space. Downstairs, the fully finished basement offers even more living space, room to relax and entertain. A fourth bedroom, large 3 piece bathroom and plenty of storage. Built on an energy efficient ICF (Insulated Concrete Form) foundation and equipped with central A/C, this home offers both quality construction and year-round comfort. All of this just minutes from Festival Park and the dog park, making it an ideal location for families and outdoor lovers alike.