



GRASSROOTS
REALTY GROUP

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**14 Richmond Close
Whitecourt, Alberta**

MLS # A2246612



\$499,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,814 sq.ft.	Age:	2010 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, City Lot, Cleared, Few Trees, Landscaped, Low Maintenance Lan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Veneer, Vinyl Siding	Zoning:	R-1C Low Density Resid'l
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows		

Inclusions: None

Located in a quiet cul-de-sac in one of Whitecourt's most sought-after neighborhoods, this beautifully designed two-storey home offers the perfect blend of functionality, space, and income potential. The main floor welcomes you with an open-concept layout featuring a spacious kitchen, bright dining area, and cozy living room with a gas fireplace—perfect for relaxing or entertaining. You'll also find a convenient home office, a 2-piece powder room, and a main floor laundry room for added comfort and practicality. Upstairs, the second level features a generous primary bedroom complete with a 4-piece ensuite, plus two additional bedrooms and another full 4-piece bath—ideal for families. The fully developed basement includes a legal 2-bedroom, 1-bathroom suite with a private side entrance, making it a fantastic mortgage helper or space for extended family. This home is packed with thoughtful upgrades, including air conditioning, in-floor heating in both the basement and the garage, and RV parking complete with a sewer dump for added convenience. Step out into the backyard and enjoy the hot tub and covered deck, with plenty of under-deck storage to keep everything tidy and organized. From its smart layout to its high-end features and family-friendly location, this home is a true gem.