



GRASSROOTS
REALTY GROUP

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30 Riverstone Road
Whitecourt, Alberta

MLS # A2247754



\$680,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,004 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, RV Access		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Private, Rectangular Lot		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	Public
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, High Speed Internet
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: na

Brand-new, high-end, and move-in ready! This 2,004 sq. ft. custom home sits on a rare 8,096 sq. ft. lot with RV/boat parking and no rear neighbors, backing onto a peaceful greenbelt. Built for lasting value with triple-pane windows, upgraded Hardie Board siding, and stunning interior finishes, it's a step above your typical new build. Inside, the living room impresses with soaring ceilings, oversized windows, and a Venetian plaster fireplace that reaches to the second floor. The chef's kitchen features a professional 6-burner gas stove, full-size side-by-side fridge and freezer, and a walk-through pantry with a "Costco door" to the garage. Durable vinyl plank flooring runs throughout for style and easy care. Upstairs, the primary bedroom retreat boasts an oversized tiled shower in the ensuite, while all closets in the home feature custom built-in organizers for maximum storage and function. You'll also find spacious bedrooms, a dedicated laundry room, and smart design for everyday living. A second side entrance to the basement adds future potential, with in-floor heating rough-in already in place. The large yard has room for outdoor living, extra parking, and all your toys. This home delivers space, quality, and upgrades you won't find in most new builds. Premium Upgrades & Features Triple-pane windows & energy efficient & quiet Upgraded Hardie Board siding & durable & low-maintenance Rare oversized 8,096 sq. ft. lot RV & boat parking with side access Show-stopping Venetian plaster fireplace Professional 6-burner gas stove Full-size side-by-side fridge & freezer Oversized tiled shower in primary ensuite Built-in closet organizers throughout Walk-through pantry with "Costco door" to garage Vinyl plank flooring throughout Second side basement entrance & future suite

potential Basement roughed in for in-floor heating