



**GRASSROOTS**  
REALTY GROUP

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**60 Pritchard Drive  
Whitecourt, Alberta**

**MLS # A2250675**



**\$709,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,959 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad, Triple Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, No Neighbours Be		

<b>Heating:</b>	Fireplace Insert, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-1C
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Custom Whitecourt Home. Step into unparalleled elegance with this meticulously designed 5 bedroom residence, where every detail exudes sophistication and comfort. Boasting a triple car garage with a convenient drive thru bay leading to the backyard, this home is tailored for both functionality and style. A dedicated dog wash station with hot and cold taps in the garage and EV Level 2 charging for your electric vehicle add modern convenience to your everyday living. The interior showcases wider, custom designed stairs for effortless furniture movement, quartz countertops flowing seamlessly throughout and a bedroom that's transformed into a state of the art home theatre, perfect for immersive entertainment. A bar area downstairs complements the at home theatre, ideal for entertaining guests. Climate control is effortless with central air conditioning, while outdoor living is elevated with hot and cold water in both the front and back, a 3 season room featuring a natural gas hook up for your BBQ and a backyard designed for relaxation and no rear neighbors, ensuring privacy and tranquility. The exterior of the home constructed with Hardi Plank is fire and hail resistant, built on ICF block, this home offers durability and energy efficiency, all while being conveniently located near Festival Park and scenic walking paths. The aggregate driveway adds a refined touch to the exterior, completing a residence that blends functionality, luxury and timeless elegance. 60 Pritchard Drive isn't just a home, it's a statement.