



GRASSROOTS
REALTY GROUP

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**62 Wedow Drive
Whitecourt, Alberta**

MLS # A2259101



\$449,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,875 sq.ft.	Age:	1986 (39 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Lawn, Low Maintenance		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1B
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Step inside this stunning 1986-built, 1 1/2 storey home and be welcomed by its soaring ceilings, grand staircase, and abundant natural light. With impressive square footage and a massive lot, this home offers both space and style for your family to thrive. The main floor features a modern, functional kitchen complete with stainless steel appliances, an island, and plenty of cabinetry, seamlessly flowing into an ample dining area perfect for entertaining. The large living room is anchored by a striking stone-accented wood-burning fireplace, creating a cozy yet elegant gathering space. A sunken family room with a second stone fireplace, giving on to the garden doors leading tho the back deck, provides even more room to relax or host guests. The welcoming large entryway, main floor laundry, and a convenient 2-piece bathroom add to the home's functionality. Upstairs, you'll find a main 4-piece bathroom and two generous bedrooms, along with a private primary suite boasting its own 3-piece ensuite and walk-in closet. The finished basement offers excellent versatility — a fourth bedroom, a den/home office, an expansive family room, an additional 3-piece bath, plus a utility and storage area to keep everything organized. Outside, enjoy the huge backyard with direct access to Festival Park, the dog park, and serene green spaces — a rare and highly desirable feature. The 22' x 22' attached garage with an 8' x 16' overhead door adds both convenience and value. Recent upgrades give peace of mind and efficiency: Dishwasher (Sept. 2025), Two new furnaces (Sept. 2025), Shingles (Approx. 2017), Upgraded windows (Approx. 2019), Smoke & CO2 detectors (Sept. 2025). This home blends classic charm with thoughtful updates, offering incredible space, comfort, and a sought-after location backing onto parks and trails.

Don't miss the opportunity to own this beautifully maintained, move-in ready home!