



**34 Ravine Drive
Whitecourt, Alberta**

MLS # A2275059



\$670,000

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|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 2,083 sq.ft. | Age: | 1988 (38 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Concrete Driveway, Double Garage Attached, RV Access/Parking | | |
| Lot Size: | 1.01 Acres | | |
| Lot Feat: | Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s) | | |

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|--------------------|--|-------------------|---|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Hardwood, Tile | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | 24-59-12-W5 |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R-ER Estate Residential |
| Foundation: | Combination, Poured Concrete, Wood | Utilities: | Electricity Connected, Natural Gas Connected, Sewer |
| Features: | Built-in Features, Ceiling Fan(s), Central Vacuum, Elevator, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s) | | |
| Inclusions: | Hot Tub, Murphy Bed | | |

A rare opportunity to enjoy estate-style living—right in town. This one-of-a-kind, fully renovated home is situated on a beautifully treed 1-acre ravine lot that offers privacy, serenity, and direct access to parkland. Thoughtfully redesigned in 2009, it combines high-end finishes with full wheelchair accessibility, including wide hallways, a barrier-free layout, and a convenient elevator lift connecting the basement, main floor, and garage. Inside this spacious bungalow, you'll find 5 bedrooms plus a dedicated office with a built-in Murphy bed, making it a perfect flexible space for guests or remote work. Vaulted ceilings, skylights, and oversized windows flood the open-concept living areas with natural light. The main kitchen features custom cabinetry, a walk-in pantry, quartz countertops, and a built-in coffee bar—while a second full kitchen downstairs adds flexibility for multi-generational living or extended guests. From hardwood floors to cozy fireplaces, this home is both elegant and functional. Unwind in the hot tub, gather around the firepit, or entertain on the expansive deck surrounded by mature trees. There's ample parking including RV space, and the oversized lot offers unmatched space and privacy for an in-town location. Whether you're looking for wheelchair accessibility, multi-family potential, or simply a peaceful retreat without leaving town—this property delivers.