



**GRASSROOTS**  
REALTY GROUP

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**23 Riverdale Bend  
Whitecourt, Alberta**

**MLS # A2276044**



**\$609,795**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,004 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Vinyl Windows		

<b>Inclusions:</b>	na
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Brand-new, high-end, and truly move-in ready. This 2,004 sq. ft. custom-built home stands out with 3 bedrooms plus a main-floor office, 3 bathrooms, and exceptional attention to detail throughout. The living room makes an immediate statement with soaring ceilings, oversized windows, and a striking floor-to-ceiling fireplace flanked by custom built-in shelving. Designed for both everyday living and entertaining, the kitchen offers generous counter space and a clean, modern layout, while durable vinyl plank flooring runs throughout the home for style and easy maintenance. Upstairs, the primary bedroom retreat features an oversized tiled shower in the ensuite, and all closets include custom built-in organizers for maximum functionality. The conveniently located upper-floor laundry adds to the home's thoughtful design. Outside, enjoy a large yard fenced on three sides with plenty of room for outdoor living, plus a spacious 26' x 24' garage, ideal for vehicles, storage, or a workshop. Premium upgrades include triple-pane energy-efficient windows, quality custom finishes, and a smart, modern layout rarely found in new construction.