



**56 Pritchard Drive
Whitecourt, Alberta**

MLS # A2279912



\$694,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,959 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Front Drive, Heated Garage, RV		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	Zoning:	R-1C
Foundation:	ICF Block	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: na

Park Lot! You'll love this incredible location backing directly onto Rotary Park. This well-designed 2-storey home offers a fantastic open floor plan and over 3,000 sq. ft. of developed living space across all three levels. The spacious kitchen is beautifully finished with custom cabinetry, quartz countertops, under-cabinet lighting, and a pantry, making it perfect for both everyday living and entertaining. Just off the kitchen, step onto the 16' x 12' covered, maintenance-free deck featuring exposed aggregate and aluminum railings, ideal for year-round barbecuing and outdoor enjoyment. A convenient 2-piece bathroom completes the main level. Upstairs, you'll find three bedrooms, two full bathrooms, and upper-level laundry, a layout designed with everyday convenience in mind. The primary ensuite features a 6-foot tub, separate shower, dual sinks, and a must-see walk-in closet with custom built-in cabinetry. The 26' x 26' heated garage offers excellent space, and the exterior is fully upgraded with an exposed aggregate driveway, front step, sidewalk, and town-approved RV parking beside the home. The yard is fully fenced. The finished basement adds even more living space with a fourth bedroom, an additional bathroom, and room to easily add a fifth bedroom if desired. This home truly has it all.