



**23 Rivers Place
Whitecourt, Alberta**

MLS # A2285568



\$419,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,287 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Concrete, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	36-59-12-W5
Exterior:	Vinyl Siding	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: refrigerator, stove, range hood, dishwasher, washer/dryer, attached mirrors and shelving, window curtain rods and blinds, shed

Welcome to this beautiful home nestled on a quiet cul-de-sac located just steps from the golf course, ball diamonds, scenic walking trails, and more. This prime location offers the perfect balance of convenience and peaceful living. Step inside to a bright and inviting main floor featuring high ceilings and a spacious living area filled with natural light. The kitchen is both functional and stylish, showcasing beautiful oak cabinetry, a pantry, and a central island that provides additional workspace and seating. The adjoining dining area offers easy access to your own private outdoor oasis — a covered deck overlooking a generous yard with mature trees that provide added privacy. Back inside, the main level also features a convenient laundry area with ample storage and direct access to the dbl heated garage. A full 4-piece bathroom and two well-sized bedrooms make ideal spaces for children, guests, or a home office. The primary bedroom is spacious and comfortable, complete with a walk-in closet and a private 3-piece ensuite. The lower level expands your living space with a fourth bedroom and a fifth bedroom that could serve as an additional primary suite, featuring its own walk-in closet and 4-piece bathroom. The family room is ready for your finishing touches, offering the opportunity to create the ultimate gathering space. With its exceptional location, thoughtful layout, and room to grow, this property is ready to become the ideal family home.