



**27 Park Circle  
Whitecourt, Alberta**

**MLS # A2288301**



**\$520,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,540 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Lawn, Private, Rectangular Lot, Street Lig		

<b>Heating:</b>	Boiler, High Efficiency, In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R 1B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, High Ceilings, Open Floorplan, Pantry, Storage		

**Inclusions:** Town garbage can, hot tub

This well-cared-for bungalow is located in a sought-after hilltop location in town. Featuring an open-concept living area and high-end renovated upgrades, this five-bedroom, three-bathroom residence is built for comfort. The home features an open kitchen and living area that serves as a bright and welcoming hub. The kitchen is equipped with an island, a tiled backsplash, a corner pantry, and under-cabinet lighting. The standout feature of this property is the upgraded four-season sunroom addition. This bright sanctuary is designed for year-round enjoyment, featuring a cozy corner gas stove and the luxury of electric radiant in-floor heat. Two beautiful full sliding doors provide a transition to the private backyard, opening onto a premium composite deck with glass railings and a private hot tub. The layout provides a convenient main-floor laundry room and storage solutions throughout, including two spacious walk-in closets. Significant investments have been made in the systems, including the installation of a new high-efficiency furnace in 2025 which has air conditioning, plus a newer on demand boiler to heat the basement in floor heat and garage. Space is a priority throughout, with three bedrooms on the main floor and two large bedrooms in the basement. The property is completed by a front-attached 24'x24' heated garage, providing room for vehicles and a comfortable workspace.