



3527 55 Avenue
Whitecourt, Alberta

MLS # A2288752



\$499,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,656 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Low Maintenance		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public 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:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Hot tub

Park-side living with privacy and space! This 4-bedroom, 3.5-bathroom home backs onto open park space, offering a rare sense of privacy and an open-concept layout that's perfect for family living and entertaining. With over 2,400 sq ft of developed living space, the main floor features a large kitchen with central island and a cozy natural gas fireplace with stunning brick surround. A spacious laundry/mudroom off the garage and a convenient 2-piece bathroom add excellent everyday functionality. The heated 24x24 garage with oversized 10' doors is ideal for taller vehicles, trucks, or recreational toys. Upstairs you'll find three generous bedrooms, a full main bathroom, and a spacious primary bedroom with walk-in closet and full ensuite. The fully developed basement offers a large family room, an additional bedroom, and another full bathroom, great for guests, teens, or a home office setup. Enjoy outdoor living on the large deck, partially covered for year-round use, complete with a hot tub—perfect for relaxing after a long day or entertaining friends. This home also features a Hero Series Fresh Air Appliance, which continuously brings in filtered outdoor air while exhausting stale indoor air. This system helps improve indoor air quality, reduces humidity and odors, and keeps the home feeling fresh and comfortable year-round, an excellent upgrade for health, comfort, and energy efficiency. Located in a fantastic neighborhood surrounded by parks, playgrounds, and walking trails, and just minutes from schools and shopping. A wonderful family home in a highly desirable location, don't miss this one!