



**38 Park Drive**  
**Whitecourt, Alberta**

**MLS # A2294312**



**\$459,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,950 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Interior Lot, Irregular Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Laminate Counters, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Shed

Beautiful family home! Through the front door, you'll be greeted with immaculate warm hardwood flooring, vaulted ceilings and a nice relaxing den/sitting room. The sunshine pours into this space! Your kitchen and dining area overlooks your back yard and two tiered deck making BBQ's so easy! Plenty of cabinetry with rich crown mould accent, stainless steel appliances plus a pantry~ make this a very functional and appealing space. The fireplace is the centerpiece of the cozy living room on the third level, complete with a patio door to your lower deck offering easy access to the fenced back yard. The third level also has the 4th bedroom, 3 pc bath, laundry and access to the double garage. In the basement you'll find a large space for a tv room, or flex space. Large windows help to brighten this space. You will love the amount of storage in this home! All the windows and exterior doors have been upgraded. RV parking complete this wonderful package. Close to walking trails! You will love this home.