



**113 Park Drive  
Whitecourt, Alberta**

**MLS # A2304475**



**\$699,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,397 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.65 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Gazebo, Lawn, Pie S		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Chandelier, Kitchen Island, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Victorian Elegance ! Located in a quiet cul de sac backing the park this beautiful home is waiting for you ! Here we have over 3300 sq ft plus basement of elegance . This home features 6 bedrooms, massive main floor laundry, beautiful island kitchen, formal dining cozy living room overlooking the park. Upstairs has 4 bedrooms all are very large and the primary ensuite is like a private spa. basement is fully developed . Large attached garage . Exposed aggregate driveway . The back yard is like your own private park backing a park ... like acreage living in town . Put your own touches on this iconic home .