



**GRASSROOTS**  
REALTY GROUP

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**48 Ravine Drive  
Whitecourt, Alberta**

**MLS # A2211166**



**\$1,114,700**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,644 sq.ft.	<b>Age:</b>	1987 (38 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Detached, Drive Through, Triple Garage Attached		
<b>Lot Size:</b>	0.63 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Landscaped, Lawn, Many Trees, Private, Underground S		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone	<b>Zoning:</b>	R-ER
<b>Foundation:</b>	Combination, Poured Concrete, Wood	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	all items negotiable		

Be prepared to fall in love &mdash; inside and out. A complete remodel has been done to this home by Trilang Builders, the quality of work speaks for itself. This one-of-a-kind home offers exceptional quality, design, and functionality throughout, and located on beautiful Ravine Drive. Starting at the front, a triple attached garage includes a rare drive-through bay that leads to a hidden double garage at the back &mdash; perfect for projects, storage, or showcasing your toys. The covered front porch welcomes you into a stunning interior featuring soaring ceilings, a showpiece staircase, and built-in smart storage solutions. The main floor office is outfitted with custom cabinetry and can easily convert into an extra bedroom. Continue into the heart of the home, where an open-concept kitchen, dining, and living area provides the ultimate space for entertaining. For the chef at heart, the kitchen is a dream: a commercial built-in fridge, gas range, quartz countertops, a wrap-around walk-in pantry, and yes &mdash; even a built-in beer keg. Step out to the covered back deck, complete with a built-in Wolf BBQ, pizza oven, and firepit area, ideal for cozy nights and social gatherings. Back inside, unwind in the living room with a wood-burning fireplace and integrated media setup. A well-designed back hallway and mudroom offer more built-in storage, main floor laundry, and convenient access to the show-stopping garage. This heated garage is a true retreat &mdash; filled with storage, hot and cold running water, glass doors for natural light and privacy, epoxy floors and room to relax or work in comfort. Designed for everyone, this space goes far beyond the traditional garage. Upstairs, you'll find three spacious bedrooms, one currently set as a home gym. The primary suite is a retreat in itself, featuring a luxurious ensuite, walk-in closet, and in-suite laundry for ultimate

convenience. The fully finished basement has separate access from the main home and garage, offering even more living space with a bedroom, family room, full bath, and storage/utility areas. Outside, this home is just as impressive. The professionally landscaped yard is complete with underground sprinklers, vegetable and flower gardens, mature trees, and stamped concrete sidewalks and driveway that wrap the home with elegance and function. Highlights & Features: Over 2,600 SqFt Above Grade | 4 Bedrooms | 4 Bathrooms Triple Front Garage + Hidden Rear Double Garage (Heated) Chef's Kitchen with Commercial Appliances & Keg Tap Two Laundry Areas (Main & Upper Levels) Multiple Covered Decks + Outdoor BBQ area Walk-Out Basement with Private Access Central Vacuum, Closet Organizers, Crown Molding No Smoking Home | Open Floorplan | Separate Entrance Located steps away from Centennial Park walking path