



**GRASSROOTS**  
REALTY GROUP

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**10 RICHMOND Close**  
**Whitecourt, Alberta**

**MLS # A2212745**



**\$445,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,274 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Heated Garage, Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame	<b>Zoning:</b>	R-1C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Tankless Hot Water, Walk-In Closet(s)		

**Inclusions:** Garage door opener controls, town issued garbage can

An Exceptional Find! This beautifully maintained 2012 modified bi-level truly has it all! Ideally located in a quiet cul-de-sac, this home is just minutes from schools, downtown, golf courses, shopping, and more—perfect for families or anyone seeking convenience and comfort. Step inside and enjoy the bright, airy atmosphere filled with natural light and a seamless flow throughout the open-concept main living space. The kitchen is a standout with ample counter space a convenient island with breakfast bar, rich dark cabinetry, and an adjacent dining area that opens onto the deck—perfect for entertaining. The cozy living room features a large front window that adds to the warm, welcoming vibe. You will also appreciate the tall, vaulted ceilings! The spacious primary suite is privately located above the garage, offering a quiet retreat. Two additional bedrooms and a 4-piece bathroom are conveniently located on the main floor. Downstairs, the finished basement boasts tall ceilings and heated floors throughout. You'll find a generous family room, a fourth bedroom, a massive den or office space that could be a 5th bedroom, a second 4-piece bathroom, and plenty of storage. You will love the classy decor and design of this basement. Outside, the property continues to impress with a fully fenced and beautifully landscaped yard, car gate to the back yard, a second deck, a handy shed, and even a gas line for your BBQ. The double attached garage is heated and fully functional, adding year-round convenience. Bonus features include on-demand hot water(2023), in-floor heat in the basement as well as in the garage(new boiler in 2023), new flooring installed throughout the house (loose-lay vinyl plank - 2023), soft-close cabinets, 2-tiered deck, power to the 16x10 shed, newer dishwasher (2023), a sump pump and a side gate in the fence for easy access. This one checks

all the boxes&mdash;See it before it's gone!