



**GRASSROOTS**  
REALTY GROUP

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**59 Spruce Road**  
**Whitecourt, Alberta**

**MLS # A2267419**



**\$775,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,562 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Low Maintenance La		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	NA		

Luxury, Comfort, and Style—All in One Exceptional Home! This stunning 5-bedroom, 4-bathroom home offers over 2,500 sq. ft. of beautifully designed living space plus a fully finished 1,165 sq. ft. basement, combining elegance with everyday functionality. Step inside to a grand foyer that sets the tone for the quality and craftsmanship throughout. The open-concept main floor features a gorgeous kitchen complete with a double wall oven, custom walk-in pantry with built-in organizers, large island, and abundant counter space—perfect for entertaining and family gatherings. Off the garage, a spacious mudroom with a 2-piece bath provides a convenient and practical secondary entry. Upstairs, a bright and airy bonus room offers extra living space, along with the laundry room for added convenience. The primary suite is a true retreat, showcasing a spa-like ensuite and a massive walk-in closet with custom organization. The fully developed basement is designed for relaxation and entertainment, featuring in-floor heating, a large rec room, and a wet bar—the perfect space for movie nights or hosting friends. Additional highlights include central air conditioning, high-end finishes throughout, and thoughtful design at every turn. Located in a sought-after neighbourhood, this property backs onto a paved walking trail that leads to a large park and playground, and is close to schools, shopping, and all amenities. This home truly has it all—luxury, comfort, and an unbeatable location.