



**GRASSROOTS**  
REALTY GROUP

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**56 Pritchard Drive  
Whitecourt, Alberta**

**MLS # A2279912**



**\$694,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,959 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Front Drive, Heated Garage, RV		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Low Maintenance		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1C
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** na

Park Lot! You'll love this incredible location backing directly onto Rotary Park. This well-designed 2-storey home offers a fantastic open floor plan and over 3,000 sq. ft. of developed living space across all three levels. The spacious kitchen is beautifully finished with custom cabinetry, quartz countertops, under-cabinet lighting, and a pantry, making it perfect for both everyday living and entertaining. Just off the kitchen, step onto the 16' x 12' covered, maintenance-free deck featuring exposed aggregate and aluminum railings, ideal for year-round barbecuing and outdoor enjoyment. A convenient 2-piece bathroom completes the main level. Upstairs, you'll find three bedrooms, two full bathrooms, and upper-level laundry, a layout designed with everyday convenience in mind. The primary ensuite features a 6-foot tub, separate shower, dual sinks, and a must-see walk-in closet with custom built-in cabinetry. The 26' x 26' heated garage offers excellent space, and the exterior is fully upgraded with an exposed aggregate driveway, front step, sidewalk, and town-approved RV parking beside the home. The yard is fully fenced. The finished basement adds even more living space with a fourth bedroom, an additional bathroom, and room to easily add a fifth bedroom if desired. This home truly has it all.