



**GRASSROOTS**

REALTY GROUP

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**90 Park Drive  
Whitecourt, Alberta**

**MLS # A2286642**



**\$464,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,388 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Interior Lot, Landscaped, Lawn, Rectangular		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R1B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, High Ceilings, Jetted Tub, Laminate Counters, Primary Downstairs, Storage, Vinyl Windows		

**Inclusions:** Window coverings freezer

This home is perfect for an active family and its location is amazing! Quiet street across from Centennial Park trail system for walking, biking and snowmobile access. It has all the bells and whistles in it~ move in and really enjoy life. From inside the walls to the amazing oasis park like back yard. Life is good. So much space for privacy in this home! Welcome to this executive home on Park Drive offering over 2300 square feet of living space! The main floor is warm and inviting and maximizes entertaining space with lots of beautiful features to it! Feels like a show home with beautiful warm flooring and high ceilings on the main level. The large, open concept living room and dining space is great for family gatherings and entertaining! Through an archway, the kitchen is set back with exquisite details to it, where you will find plenty of beautifully finished cabinetry & lots of counter space. There is main floor laundry with access to the garage & back yard. The stairs going up or down have lights for your convenience! Upstairs has a lovely updated 4pc bath, 2 bedrooms plus a primary bedroom, with doors leading to your large deck and your backyard oasis. The setting gives a park like feel with a few trees and nice fire pit area to relax around. On the 3rd floor is a family room wired for surround sound, plumbed for a wet bar & a beautiful tiled fireplace. There is also a spa-like bathroom and a 2 person jacuzzi tub with a STEAM shower. You can retreat to your spacious bedroom with a huge walk in closet on the 4th level. There is ample storage in this home! The 22x22 garage has a newer furnace & a sink with hot & cold water. Outside you will find lovely perennials, an underground sprinkler system, RV PARKING, natural gas hook ups in the front for bbq and in the back of the home. Also included is ~ reverse osmosis, Central Air Conditioning, new kitchen/dining room flooring,

central vac, newer shingles(2015) hot water tanks(2014). So much appeal inside and outside of this well cared for immaculate home!