



**39 Ravine Drive
Whitecourt, Alberta**

MLS # A2306814



\$725,000

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|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 2,295 sq.ft. | Age: | 1987 (39 yrs old) |
| Beds: | 6 | Baths: | 3 |
| Garage: | Double Garage Attached, RV Access/Parking | | |
| Lot Size: | 0.71 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Few Trees, Landscaped, Lawn, Rectangular | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-ER |
| Foundation: | Preserved Wood | Utilities: | - |
| Features: | French Door, Granite Counters, Kitchen Island, Open Floorplan, Storage | | |

Inclusions: Organ, Living Room TV and Mount, 10 x 20 shed, Garage Fridge, Playset, Trampoline

So where does one start? Why not with the address? RAVINE DRIVE, and the park side too! Arguably Whitecourt's most prestigious neighbourhood. As soon as you approach this home you can't miss the private recessed Court Yard that leads inside to the Etched Glass Walled Living Room. If the Court Yard gets a little chilly come inside and warm up by the wood burning fireplace with huge TV mounted over it. A great layout sees the Kitchen & Dining Room with direct access to the large 27' x 25" rear deck. Kitchen improvements include new cabinets, granite countertops and even a pot filler. On the opposite end of the house you will find a large Primary bedroom with its own ensuite as well as 3 more bedrooms and a main bathroom. This location allows for a huge lot of over 30,000 sq.ft. You can see most of it from the back deck with a huge huge expanse of grass backing on to the forest. Also included are a large garden shed, kids playset and a trampoline. A large growing family will love the space in this 2,320 Sq.Ft. as there are 3 more bedrooms downstairs, plus, for those teenagers, a huge private games/entertainment room just for them. Mom & Dad can be at the other end of the basement in a cozy family room. The summer of 2025 saw a new paint job on the exterior of the house and recent front yard/driveway changes saw a new wrap around driveway which not only provides lots of RV Parking, but access to the back yard where previous approval for a 1,200 sq.ft. second garage gained Town approval.