



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**1 Park Close
Whitecourt, Alberta**

MLS # A2311888



\$587,500

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,326 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn, Low Main		

Heating:	Forced Air, Natural Gas, Wood, Wood Stove	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-1B
Foundation:	None, Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: na

Welcome to this spacious and beautifully maintained bungalow offering over 2,650 sq. ft. of developed living space on an oversized 10,000+ sq. ft. lot. With a large, private backyard and plenty of additional parking for vehicles, RVs, and recreational toys, this property offers the space and versatility that many buyers are looking for. Inside, the main floor features stunning wood-look tile flooring that adds warmth and style while standing up to everyday life. The well-designed kitchen is both functional and attractive, complete with granite countertops, quality cabinetry, a gas stove, and a convenient pantry for added storage. The bright and inviting layout includes three bedrooms and two full bathrooms, including a spacious primary suite with a walk-in closet and private ensuite. The fully developed walkout basement provides exceptional additional living space. Here you'll find a large family room, a fourth bedroom, another full bathroom, a second kitchen area, and a versatile fifth room featuring a sink, fridge, and a large walk-in closet. This flexible space is ideal for a craft room, esthetics studio, home business, or hobby room. A cozy wood-burning fireplace adds character and serves as an additional heat source during the winter months. The heated 22' x 26' attached garage is equipped with in-floor heating and offers plenty of room for parking, storage, and workspace. One less thing to worry about — this home is equipped with professionally installed LeafFilter gutter protection for true low-maintenance living. Designed with FireSmart principles in mind, the system helps reduce debris buildup in gutters, improving safety and helping protect the home year-round. Enjoy zero-maintenance gutters with no more seasonal cleaning, ladder climbing, or clogged downspouts. Even better, the LeafFilter system comes with a lifetime transferable warranty, adding

long-term value and peace of mind for future homeowners. Outside, the expansive backyard offers privacy and room to relax, entertain, garden, and play. Multiple storage sheds add even more functionality to this impressive property. With its walkout basement, oversized private lot, abundant parking, thoughtfully designed spaces throughout, and valuable low-maintenance upgrades, this home offers a fantastic combination of comfort, flexibility, and value.