



**45B Beaver Drive
Whitecourt, Alberta**

MLS # A2319368



\$615,000

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,670 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Town garbage can		

Imagine escaping the hustle of the day and driving home to Beaver Drive. The expansive open-concept living space to the floor-to-ceiling views of nature will make you want to come home, everyday. Backing onto a protected greenspace and park, this 5-bedroom, 3-bath estate offers privacy and a serene connection to the outdoors. The kitchen is a masterpiece of craftsmanship, Anchored by a massive social island, it features high-end, upgraded solid wood cabinetry and a walk-in pantry that will delight the home chef. Whether you're hosting dinner parties or relaxing by the gorgeous living room gas fireplace, the backdrop of the trees creates an unforgettable ambiance. Perched at the top of the stairs, the primary bedroom defines luxury. It is an oversized haven designed for ultimate relaxation, boasting a massive walk-in closet and a gorgeous ensuite with a corner soaker tub made for long, peaceful unwinding. The lower level expands your living space beautifully with a bright walk-out family room. Thanks to a brand-new in-floor boiler heating installation alongside the forced-air system, this space stays perfectly cozy year-round. Two large bedrooms and a pristine full bath make this floor ideal for teenagers, guests, or a home office. Step outside into your fully fenced backyard to enjoy the fresh air, or head out to the garage—a mechanic or hobbyist's dream at 26 feet wide and 26 feet deep. Complete with a storage shed, recent central A/C, and expansive RV parking, this home checks every single box.