



**193 Park Drive Drive  
Whitecourt, Alberta**

**MLS # A2319505**



**\$424,900**

|                  |                             |               |                   |
|------------------|-----------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                        |               |                   |
| <b>Type:</b>     | Residential/House           |               |                   |
| <b>Style:</b>    | Bi-Level                    |               |                   |
| <b>Size:</b>     | 1,126 sq.ft.                | <b>Age:</b>   | 1992 (34 yrs old) |
| <b>Beds:</b>     | 4                           | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Detached      |               |                   |
| <b>Lot Size:</b> | 0.19 Acre                   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Front Yard, Lawn |               |                   |

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Stucco

**Zoning:** R-1B

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), Pantry, Quartz Counters, Suspended Ceiling, Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** None

Welcome to 193 Park Drive! This beautifully refreshed 4-bedroom family home is move-in ready, and situated on a generous 8,120 sq. ft. lot in a desirable neighbourhood. The bright and inviting main floor offers 3 bedrooms, updated light fixtures throughout, and fresh paint that gives the home a clean, modern feel. The functional layout provides comfortable living spaces for families of all sizes. The fully developed walkout basement adds valuable additional living space with a fourth bedroom, 3 piece bathroom, upgraded laundry appliances, a bright and beautiful family room and direct access to the backyard oasis. Step outside and enjoy your own private retreat featuring a tranquil pond and water feature, perfect for relaxing or entertaining. The backyard is fully fenced with a combination of vinyl and chain-link fencing, offering both privacy and practicality. The spacious deck is finished with durable vinyl planking, creating a great outdoor space to enjoy summer evenings. The stucco exterior adds lasting curb appeal, while the detached 24 x 30' double garage provides excellent storage and workspace, complete with plumbing for a future gas heater. With 1,100+ sq. ft. above grade, a walkout basement, numerous updates, and immediate possession available, this home is ready for its next owners to move in and enjoy. Don't miss your opportunity to view this fantastic property!