



**156 Park Drive**  
**Whitecourt, Alberta**

**MLS # A2327374**



**\$428,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,201 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, No Neighbours Behind, Private, See Remarks,		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-1B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, Pantry, Vinyl Windows		

**Inclusions:** shed, town issued garbage can,

This 5-bedroom bungalow in the family-friendly neighbourhood of Park Drive sits in an excellent location close to parks and walking trails, with the added privacy of no rear neighbours and back-alley access. Inside, the entryway greets you with tall vaulted ceilings, leading into a living room centered around a cozy gas fireplace and a large, bright front window. The kitchen faces the backyard and features a movable island, a pantry, and loads counter space, while the adjacent dining area opens to a back balcony that is ready for an upgrade! The main floor layout includes three bedrooms and two full bathrooms, featuring a convenient three-piece primary ensuite. The lower level is a full walk-out basement with plenty of full-sized windows that fill the space with natural light, offering two additional large bedrooms, a 4 piece bathroom, storage under the stairs, and an extra-large laundry room off the utility area. Equipped with an forced-air furnace alongside comfortable in-floor heating in the basement, this solid property also includes a 22 ft by 22 ft attached heated garage and a backyard storage shed, making it an easy-to-view family home that just needs a little work to be perfect.