



GRASSROOTS
REALTY GROUP

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42 Riverstone Road
Whitecourt, Alberta

MLS # A2327509



\$619,900

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,680 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Landscaped		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: Shed, Hot Tub

Welcome to the kind of home you never want to leave! Perfectly positioned on a family oriented street & backing onto a greenbelt of mature trees, this meticulously maintained modified bilevel home is exactly what dreams are made of. Built in 2013, this beautiful home offers 3200sq ft of finished living space, 5 generously sized bedrooms & 3 bathrooms, walkout basement and a 9600 sq ft landscaped lot. The main floor welcomes you with soaring vaulted ceilings, a double sided gas fireplace that has beautiful rock detail that gives a nice separation between the living and dining but still allowing open concept to both areas from the kitchen. The kitchen is truly the heart of the home, complete with granite countertops, large island, an a walk in pantry. Down the hall is two bedrooms with a great sized main bath in between. Laundry is also conveniently tucked away on this floor. The primary suite is it's own private escape upstairs where you will also find a walk in closet, array of window that look to the street and an ensuite featuring tiled corner tub, separate shower & vanity. Downstairs the walk out basement creates even more entertainment space to gather, designed with a wet bar that opens up into the family room and tall ceilings yet again throughout. There are 2 huge bedrooms and a 4pc bath that complete the basement. Step outside and you'll quickly understand what makes this property so special. Enjoy peaceful views from the upper or lower decks, soak in the hot tub after a long day, gather around the fire pit on a summer evenings or simply just appreciate the beautifully landscaped 9600 sq ft yard. Additional features include central AC, natural gas bbq hook up, heated 24X24 garage with direct access to the basement(great idea!) This home strikes the perfect balance between luxury and everyday practicality, beautifully designed for the way families live!

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