



GRASSROOTS
REALTY GROUP

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6 Park Circle
Whitecourt, Alberta

MLS # A2329227



\$535,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,503 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, No Neighbours Behind, Rectangular		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Mixed

Foundation: Poured Concrete

Features: Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

Water: Public

Sewer: Public Sewer

Condo Fee: -

LLD: -

Zoning: R-1B

Utilities: -

Inclusions: Town issued garbage can, bowflex

Backing directly onto a quiet green space featuring an open field, a park, and a neighbourhood ice rink in the winter, this home offers a peaceful setting with the rare benefit of having no neighbours behind you. The property features a spacious four-bedroom bungalow design with over 1,500 square feet of living space on the main level alone. Inside, tall vaulted ceilings frame an open-concept layout where the living room, centered around a cozy wood-burning fireplace, flows into a kitchen updated this year with freshly painted cabinets and brand-new quartz countertops. Off the main living area, a covered and screened-in deck lets you enjoy the quiet outdoor views while staying completely protected from the weather and bugs. The primary bedroom is tucked away at the back of the house for maximum privacy, complete with a walk-in closet and an ensuite bathroom with a stand-up shower. Two more bedrooms are located on the main floor—including a front-facing room currently used as an office. A full four-piece bathroom is across from a handy laundry room, and plenty of hallway storage. The oversized 28-by-26-foot attached garage features overhead heating and dual access, with separate staircases leading directly to both the main floor and the basement. Downstairs, the bright walk-out basement is warmed by cozy in-floor heating and forced air, offering full-sized windows and a massive 34-foot recreation room roughed-in for a wet bar, with plenty of extra space to easily frame in a fifth bedroom if needed. Fabulous space and a large yard in a great neighbourhood!