



GRASSROOTS
REALTY GROUP

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85 Park Drive
Whitecourt, Alberta

MLS # A2343550



\$488,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,400 sq.ft.	Age:	1995 (31 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Gazebo, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Pantry, Storage		

Inclusions: Town garbage can, hot tub

This five-bedroom bungalow offers a well-designed layout with generous space and thoughtful updates throughout. The main floor features vaulted ceilings over the living area that open into a remarkably massive dining area. A rare find that effortlessly accommodates large family gatherings and entertaining. Complete with patio doors leading directly outside, alongside a spacious kitchen equipped with brand-new appliances installed in 2024. At the back of the home, the primary bedroom features a private ensuite with its own direct door opening straight onto the southwest-facing deck, providing effortless access to the hot tub and gazebo, both of which stay with the property. Two additional bedrooms and a full main bathroom round out the main level. Downstairs, the finished lower level features tall basement ceilings that enhance the open feel, complete with a large family room, a gas fireplace, and a full wet bar ideal for hosting, plus two extra bedrooms and a three-piece bathroom. The property includes an attached 24 ft by 24 ft heated garage equipped with a floor drain and storage cabinets, a shed for extra storage, additional driveway parking, and convenient backyard access. Best of all, the land has been recently extended by an extra 7.64 meters in length to deliver a noticeably larger, highly usable yard space—all situated just steps from Centennial Park and its paved walking trails.