



**GRASSROOTS**  
REALTY GROUP

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46 Spruce Road  
Whitecourt, Alberta

MLS # A2345794



**\$469,000**

|           |                                                                            |        |                   |
|-----------|----------------------------------------------------------------------------|--------|-------------------|
| Division: | NONE                                                                       |        |                   |
| Type:     | Residential/House                                                          |        |                   |
| Style:    | 2 Storey                                                                   |        |                   |
| Size:     | 1,727 sq.ft.                                                               | Age:   | 2012 (14 yrs old) |
| Beds:     | 3                                                                          | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Attached, Off Street, Parking Pad                            |        |                   |
| Lot Size: | 0.14 Acre                                                                  |        |                   |
| Lot Feat: | Back Yard, City Lot, Cleared, Few Trees, Landscaped, Lawn, Level, Low Main |        |                   |

|             |                                                                 |            |                          |
|-------------|-----------------------------------------------------------------|------------|--------------------------|
| Heating:    | Forced Air                                                      | Water:     | -                        |
| Floors:     | Carpet, Hardwood, Tile                                          | Sewer:     | -                        |
| Roof:       | Asphalt Shingle                                                 | Condo Fee: | -                        |
| Basement:   | Full                                                            | LLD:       | -                        |
| Exterior:   | Concrete, Vinyl Siding, Wood Frame                              | Zoning:    | R-1B Low Density Resid'l |
| Foundation: | Poured Concrete                                                 | Utilities: | -                        |
| Features:   | Ceiling Fan(s), Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows |            |                          |

**Inclusions:** Storage shed

Welcome to this stunning two-storey home offering over **\*\*1,700 sq. ft.\*\*** of beautifully designed living space in one of Whitecourt's most desirable neighbourhoods. Conveniently located close to schools, parks, playgrounds, walking trails, shopping, ball diamonds, and the golf course, this home offers the perfect blend of comfort and location. The bright, open-concept main floor is ideal for everyday living and entertaining. The spacious living room is filled with natural light from its large windows, while the dining area offers plenty of room for family gatherings and opens onto a private back deck with a gazebo—an inviting space to relax at the end of the day. The kitchen is sure to impress with ceiling-height cabinetry, stainless steel appliances, a large granite sink, and plenty of counter and storage space. Just off the **\*\*attached 26' x 26' heated garage\*\*** is a generous mudroom that keeps everything organized and out of sight. Upstairs, you'll find the convenient laundry room along with three bedrooms and a full 4-piece bathroom. The primary suite is a standout feature, showcasing a beautiful bowed ceiling, a spacious walk-in closet, and a private 4-piece ensuite. The basement is ready for your personal touch, with rough-ins for in-floor heating and a future bathroom. There's ample room to create a large family room and an additional bedroom if desired. Outside, the fully fenced backyard includes a powered shed, extra RV parking along the side of the home, and plenty of space to enjoy. Central air conditioning adds year-round comfort to this move-in-ready home. This is a home that truly checks all the boxes—modern, functional, and in an unbeatable family-friendly location.