

# \$499,900 - 71 Park Drive, Whitecourt

MLS® #A2059489

**\$499,900**

5 Bedroom, 4.00 Bathroom, 2,756 sqft

Residential on 0.28 Acres

NONE, Whitecourt, Alberta

"IMPRESSIVE PARK SIDE LOT AND HOUSE

!!" This beautiful upgraded home offers backyard privacy on a park side lot, and more than enough living space, a finished walkout basement and huge RV parking space. This appealing home has 4 bedrooms, main floor office, main floor laundry, 4 bathrooms, formal dining room, 2 main floor living rooms, lower level family room with wood stove and a walkout basement. There is a heated attached 24'x26' garage and all appliances are staying with this home. Recent improvements include an impressively refinished kitchen offering quartz countertops, refinished hardwood floors, all new trim on the main level and upper level, new custom mantle and stonework in rear living room, all new light fixtures on main and upper levels, POLY B plumbing has been replaced, and more projects making this house the perfect family home. The large back yard is gated and fenced and has mature forest to look at from your large 23'x20' back deck. There's also a large 23'x13' rear sunroom to relax in. This home has central air conditioning, there are newer upper level windows, and the master bedroom is enormous, offering separate makeup counter, walk in closet and separate tub and shower in the ensuite. The location is excellent and this package offers excellent value.

Built in 1993



## Essential Information

MLS® #	A2059489
Price	\$499,900
Sold Price	\$483,750
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,756
Acres	0.28
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

## Community Information

Address	71 Park Drive
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1S4

## Amenities

Parking Spaces	8
Parking	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door Opener, Gated, Heated Garage, RV Access/Parking, RV Gated

## Interior

Interior Features	Built-in Features, Central Vacuum, No Smoking Home, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Hot Water, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Lawn, No Neighbours Behind, Landscaped, Many Trees, Private, Rectangular Lot, See Remarks
Roof	Asphalt
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 20th, 2023
Date Sold	December 3rd, 2023
Days on Market	166
Zoning	R-1A LOW DENSITY RESIDENT
HOA Fees	0.00

## Listing Details

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
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