

\$539,900 - 45b Beaver Drive Drive, Whitecourt

MLS® #A2096879

\$539,900

5 Bedroom, 3.00 Bathroom, 1,648 sqft

Residential on 0.18 Acres

NONE, Whitecourt, Alberta

THIS must see Executive Modified Bi-Level checks all the boxes - with over 2850 sf of quality living space. This Lovely home is located on a Park Lot which lends itself to loads of privacy. It boasts 5 bedrooms, 3 full baths, walk out basement, large windows, vaulted ceilings, main and upper floors have hardwood and tile. You will love this modern, open spacious floorplan. Each room is generous in size The kitchen boasts of quality cabinetry, loads of counter space, large island, custom built ins with wine rack, large pantry, with all new high end appliances (6) and freshly painted. Off the kitchen you will find a large covered deck (23 x 10) with loads of lights. There is Nothing to do here but move in and enjoy.. The large living room has a floor to ceiling stone gas fireplace to cuddle up to on those cold winter nights to admire your acreage like backyard. On this level there are 2 bedrooms, a full bathroom and a main floor laundry room. The upper level is so very private for your primary suite. It features adjoining ensuite with full tub and stand up shower and a spacious walk in closet. An Oasis for sure. The lower level is completely developed with walk out, loads of natural light and so very bright w 9 ft ceilings, 4 pc bath, 2 more spacious bedrooms, storage and utility room. Basement in plumbed for in-floor heating The attached heated garage 26 x 26, RV parking with sewer dump for RV, 2 decks upper and lower with the upper deck being covered & the lower deck covered as well with



patio stones. Close to walking trails, 2 schools, arena, Millar Centre and so much more. This home comes complete with 6 new appliances, central vac and all attachments, sound system in every room and deck with volume control as well as sound surround in the basement. TRULY the full package here and quick possession.

Built in 2008

Essential Information

MLS® #	A2096879
Price	\$539,900
Sold Price	\$536,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,648
Acres	0.18
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	45b Beaver Drive Drive
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1G4

Amenities

Utilities	Electricity Connected, Natural Gas Available, Garbage Collection, High Speed Internet Available, Phone Available, See Remarks, Satellite Internet Available, Sewer Connected, Water Connected
Parking Spaces	5

Parking	220 Volt Wiring, Additional Parking, Concrete Driveway, Double Garage Attached, Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Heated Garage, Oversized, RV Access/Parking
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Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor Roughed-In, Fireplace(s), Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Walk-Out

Exterior

Exterior Features	Lighting, Private Yard, Rain Gutters
Lot Description	Backs on to Park/Green Space, Brush, Lawn, No Neighbours Behind, Landscaped, Many Trees, Street Lighting, Yard Drainage, Private, Rolling Slope, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	ICF Block

Additional Information

Date Listed	December 6th, 2023
Date Sold	December 21st, 2023
Days on Market	14
Zoning	R-1A
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
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