

\$749,900 - 55 Riverdale Bend, Whitecourt

MLS® #A2109698

\$749,900

3 Bedroom, 3.00 Bathroom, 2,807 sqft

Residential on 0.22 Acres

NONE, Whitecourt, Alberta

LUXURY meets FUNCTIONALITY at this stunning 2022 custom built two-storey home w triple attached garage. This home boasts 2807 sq. ft on the top 2 floors plus an additional 1197 sq. ft in the basement to finish to your desire! From the moment you walk in, you are greeted by an atmosphere of effortless modern design and sophistication. The harmonious flow of the home is one of it's greatest strengths. The main floor offers an office at the entry way, or playroom as currently used, with a walk-in coat closet in behind. The floorpan opens up to a beautiful setting of kitchen, dining room and living room with the focal point being an 19ft floor to ceiling shiplap fireplace. The dining room has a custom built ceiling that adds a beautiful aesthetic touch. Let's talk this carefully thought out CUSTOM kitchen! Greige cabinetry with built-in features that make living easy (see the pictures), induction stove top with built-in microwave/wall oven duo and luxury Samsung fridge. Check out the butler pantry with amazing storage, set-up for an extra beverage centre & outlets to utilize! The pantry follows into a mudroom with stunning matte black built-in shelving, making after school easy for any family, everyone gets a drawer! Don't forget to peak at the 2-pc bath before heading upstairs, its fun, moody and you will love it! The home was built around the stairs, one of our favourite parts with the neat design, horizontal railings,& built-in LED lights. Walk-up to the Theatre room with built-in



surround sound & 11 ft ceilings. The best place to watch a game or hang with the family for a movie! Take the next staircase up to the bedroom level! You have an incredible view of the downstairs living area & the pond across the road through the high end modern black windows! You have upstairs laundry that is plumbed for a sink, 2 great sized kids bedrooms with one hosting a massive walk-in closet, 4 pc bath, and dreamy primary suite with herringbone flooring, an edgy ceiling detail and the ensuite you've seen on your Pinterest page! The ensuite has a Jetted tub, 6ft Steam shower and double vanity with a make-up desk in the middle! Completing the primary suite is a storage effective walk in closet. This residence features an unfinished basement that has been thoughtfully set-up to accommodate a bedroom with walk in closet, 3/4pc bathroom, storage & a living area that features a sleek wet bar overlooking your future golf simulator. Let's move outside, to the covered porch with composite decking & Poured concrete in front to sit and watch the kids play in the cul-de-sac. The back is also composite decking with wide stair case and beautiful pergola. Pot lights on the exterior light it up beautifully at night. The landscaping completed in 2023, 220 power in garage, additional outlets, & heater. The garage is an oversized triple with two exterior doors, one that leads to your potential RV Parking (30 amp plug too). This house deserves an incredible family to make it home for years to come!

Built in 2022

Essential Information

MLS® #	A2109698
Price	\$749,900
Sold Price	\$718,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,807
Acres	0.22
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	55 Riverdale Bend
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 0G4

Amenities

Parking Spaces	5
Parking	Triple Garage Attached

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island
Appliances	Built-In Oven, Dryer, Induction Cooktop, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, RV Hookup
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Lot Description	Cul-De-Sac
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 22nd, 2024
Date Sold	March 19th, 2024
Days on Market	25
Zoning	R-1C
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
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