

# \$689,000 - 2 Rodeo Way, Whitecourt

MLS® #A2111791

**\$689,000**

4 Bedroom, 4.00 Bathroom, 2,390 sqft

Residential on 0.25 Acres

NONE, Whitecourt, Alberta

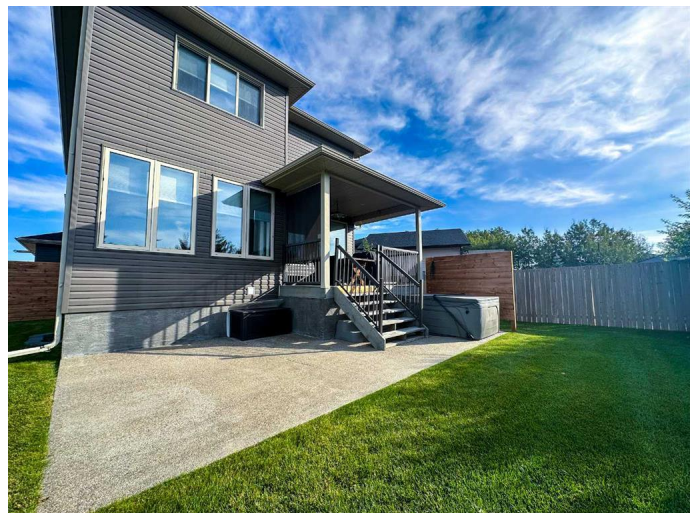
Welcome to the stunning custom-built home that combines luxury, functionality, and immaculate condition all in one. This remarkable house boasts a southern exposure, flooding the interior with abundant natural light throughout the day. With triple-pane windows, you can enjoy a peaceful and energy-efficient environment, while also reducing outside noise.

Situated on a huge pie-shaped lot, this property offers an expansive yard that is perfect for outdoor activities and gatherings. Whether it's a game of football or simply enjoying the serenity of your surroundings, this spacious lot provides ample space for all your needs. Furthermore, the yard is adorned with 16 different trees, ensuring privacy and creating a serene atmosphere.

As you enter this exceptional home, you'll be greeted by grand ceilings in the entryway, exuding elegance and sophistication. The vaulted ceilings continue to elevate the living space, adding a touch of spaciousness and luxury.

The kitchen is a chef's dream, featuring a stunning design complete with double ovens, & walk in pantry. Imagine effortlessly preparing delicious meals while enjoying the state-of-the-art appliances, ample countertop space and an open concept to also enjoy company while cooking.

With over 2300 square feet of living area, this property offers an abundance of space for comfortable living. Show cased in the photos is



a separate area for the children's bedrooms and a bathroom, creating an optimal layout for family living. Additionally, the convenience of an upstairs laundry room adds to the functionality of the home.

For those seeking relaxation or an additional entertainment space, a second living room upstairs provides the perfect haven. Nestled beside it, a cozy reading nook offers a place to unwind with a good book or enjoy quiet moments of contemplation.

The house comes with air conditioning, ensuring year-round comfort, and a heated garage that provides convenience during colder months. Extra parking space is also available, guaranteeing ample room for vehicles and guests.

In summary, this custom-built home embodies luxury and comfort. From the triple-pane windows and southern exposure to the expansive lot and exquisite kitchen, every aspect has been carefully designed to create a truly pristine living environment. This house offers a haven for relaxation, a playground for children, and a sanctuary for everyone to make memories in.

Built in 2013

**Essential Information**

MLS® #	A2111791
Price	\$689,000
Sold Price	\$680,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,390
Acres	0.25
Year Built	2013
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	2 Rodeo Way
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 0B9

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached

### Interior

Interior Features	Built-in Features
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Humidifier, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	March 2nd, 2024
Date Sold	March 21st, 2024
Days on Market	17

Zoning	R-1C
HOA Fees	0.00

## **Listing Details**

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.