

# \$415,000 - 4 Ravine Drive, Whitecourt

MLS® #A2126348

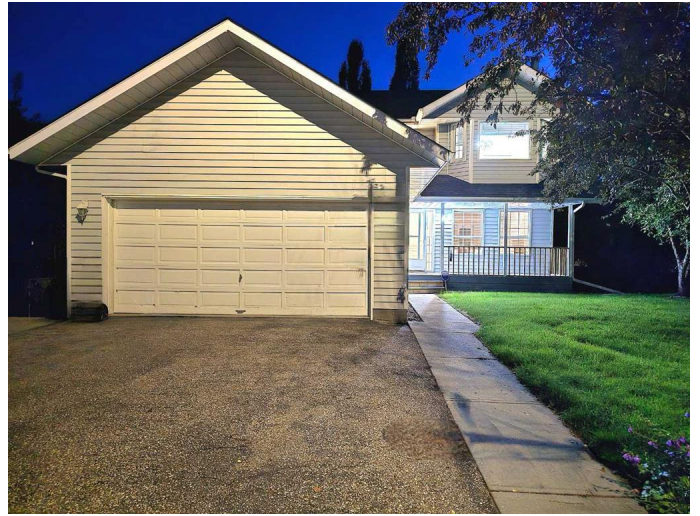
**\$415,000**

4 Bedroom, 4.00 Bathroom, 1,842 sqft

Residential on 0.31 Acres

NONE, Whitecourt, Alberta

Two-storey home with an expansive backyard and no neighbours behind, located in the desirable Ravine Drive neighbourhood. This property offers nearby walking paths, playgrounds, and an ice rink just minutes away. The exterior of this home is meticulously maintained and boasts a variety of features to your outdoor living experience. A shed, greenhouse, and fire pit provide ample space for storage, gardening, and outdoor entertaining. Additionally, the covered deck allows you to enjoy the outdoors in any weather, while the absence of neighbours behind ensures privacy. The long driveway leads to a spacious attached 21'x20' heated garage, with RV parking available. As you step inside, you'll be greeted by a wide entrance that welcomes busy visitors. To the right, the living area showcases hardwood flooring installed in 2020, complemented by an updated mantel for the wood-burning fireplace. Patio doors open up to a three-tiered deck, seamlessly connecting the indoor and outdoor spaces. Adjacent to the living area is a formal dining room. The kitchen is a true chef's dream, featuring quartz countertops, an island for breakfast seating, and an array of built-in appliances. With another door leading to the backyard and the covered deck, you can easily access your outdoor cooking area, while keeping your BBQ protected from rain or snow. Conveniently located on the main floor, the laundry room provides a side entry door for family members, helping to keep the main



entrance clean and welcoming for guests. A well-appointed 2-piece bathroom completes the main floor. Venturing to the second floor, you'll find the sleeping quarters. The extra-large primary bedroom boasts a 4-piece ensuite, complete with two sinks and a spacious walk-in shower. Two additional bedrooms share a beautifully renovated 4-piece bathroom. The basement of this home offers even more space. A large family room provides the perfect setting for quality time with your loved ones, while a den offers ample storage space. The basement also features a 4th bedroom and an additional full bathroom, adding convenience. A new high-efficiency furnace & hot water tank. Exceptional features and well-maintained outdoor space for you and your family. Spend quality time together in the comfort of your own backyard, creating lasting memories.

Built in 1989

**Essential Information**

MLS® #	A2126348
Price	\$415,000
Sold Price	\$405,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,842
Acres	0.31
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

**Community Information**

Address	4 Ravine Drive
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Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1H8

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, Kitchen Island, Quartz Counters, Storage
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Lighting, Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, Fruit Trees/Shrub(s), Few Trees, Front Yard, Lawn, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Wood

### **Additional Information**

Date Listed	April 27th, 2024
Date Sold	September 23rd, 2024
Days on Market	149
Zoning	R-1A
HOA Fees	0.00

### **Listing Details**

Listing Office	ROYAL LEPAGE MODERN REALTY
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