

# \$465,000 - 90 Park Drive, Whitecourt

MLS® #A2194771

## \$465,000

4 Bedroom, 3.00 Bathroom, 1,388 sqft

Residential on 0.21 Acres

NONE, Whitecourt, Alberta

Families with older children~ this home is perfect for you! So much space for privacy in this home! Welcome to this executive home on Park Drive offering over 2300 square feet of living space! The main floor is warm and inviting with lots of beautiful features to it! Feels like a show home with beautiful warm flooring and high ceilings on the main level. The large, open concept living room and dining space is great for family gatherings and entertaining! Through an archway, the kitchen is set back with exquisite details to it, where you will find plenty of beautifully finished cabinetry & lots of counter space. There is main floor laundry with access to the garage & back yard. The stairs going up or down have lights for your convenience! Upstairs has a lovely updated 4pc bath, 2 bedrooms plus a primary bedroom, with doors leading to your large deck and your backyard oasis. The setting gives a park like feel with a few trees and nice fire pit area to relax around. On the 3rd floor is a family room wired for surround sound, plumbed for a wet bar & a beautiful tiled fireplace. There is also a spa-like bathroom and a 2 person jacuzzi tub with shower. You can retreat to your spacious bedroom with a huge walk in closet on the 4th level. There is ample storage in this home! The 22x22 garage has a newer furnace & a sink with hot & cold water. Outside you will find lovely perennials, an underground sprinkler system, RV PARKING, natural gas hook ups in the front and in the back of the



home. Also included is ~ reverse osmosis, Central Air Conditioning, new kitchen/dining room flooring, central vac, newer shingles(2015) hot water tanks(2014). So much appeal inside and outside of this well cared for immaculate home!

Built in 1996

### **Essential Information**

MLS® #	A2194771
Price	\$465,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,388
Acres	0.21
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	90 Park Drive
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1S4

### **Amenities**

Parking Spaces	6
Parking	Concrete Driveway, Double Garage Attached, Driveway, Gravel Driveway, Parking Pad, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Central Vacuum, Vinyl Windows, Jetted Tub, Master
-------------------	--

	Downstairs, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Freezer, Hood, Stove(s), Washer, Win
Heating	Forced Air, Fireplace(s), Natu
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, C
Has Basement	Yes
Basement	Finished, Full



## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Lawn, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 14th, 2025
Days on Market	175
Zoning	R1B

## Listing Details

Listing Office	CENTURY 21 NORTHERN REALTY
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.