

# \$449,000 - 16 Park Drive, Whitecourt

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MLS® #A2226102

**\$449,000**

6 Bedroom, 3.00 Bathroom, 1,372 sqft

Residential on 0.26 Acres

NONE, Whitecourt, Alberta

RARE FIND! 6 bedrooms, 2 garages RV parking and backing greenspace ! Location, size and many outstanding features are all evident in this spacious home ! This beautiful bi level boasts over 1300 sq ft of living space on each level perfect for a growing family . Large front entry. Every room in this home is large and bright. The living room has a gas fireplace . Kitchen is spacious and has access to a large newly rebuilt deck overlooking the backyard and green space . The basement also has a large family room with another fireplace . There are a total of 6 bedrooms, 3 baths extra large fully finished laundry room in basement , a bonus room perfect for an office, and lots of storage . This home has a heated attached double car garage and a bonus detached single garage ! Lots of parking on this over 11000 sq ft lot . Plenty of room for a large rv, boat and all your vehicles . Backyard has a garden, flowerbeds, beautiful trees and is fully fenced . This home is a rare find and ready for your immediate possession.

Built in 1989

## Essential Information

MLS® #	A2226102
Price	\$449,000
Bedrooms	6
Bathrooms	3.00



Full Baths	3
Square Footage	1,372
Acres	0.26
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	16 Park Drive
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1N6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, RV Access/Parking, Single Garage Detached
# of Garages	3

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Family Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Other
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Garden, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Mixed, Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      May 28th, 2025

Days on Market                70

Zoning                            R-1A

**Listing Details**

Listing Office                   CENTURY 21 NORTHERN RE.



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