

# \$399,900 - 8 Park Drive, Whitecourt

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MLS® #A2228834

**\$399,900**

5 Bedroom, 2.00 Bathroom, 1,324 sqft

Residential on 0.24 Acres

NONE, Whitecourt, Alberta

Prime Location with Walk-Out Basement, RV Parking & Massive Lot!

This well-loved home sits on a spacious 10,000 sq ft lot in a sought-after uphill location. Offering 5 generous bedrooms—3 on the main level and 2 in the fully finished basement—this home is ideal for families of all sizes. A cozy gas fireplace warms the upstairs living room, while a wood-burning fireplace downstairs adds comfort and charm.

From the dining area, patio doors open to a beautiful view of the expansive backyard, including a nearby outdoor rink and playground. Enjoy your morning coffee on the maintenance-free Duradek-covered deck (installed in 2021) or step down to the walk-out basement where you'll find your private hot tub—just 3 years old and included with the home!

The basement also features a handy wet bar that opens into the living area, making it a perfect space for entertaining. There's plenty of storage throughout, along with two outdoor sheds. Recent upgrades include a new furnace (2023), shingles (approx. 8 years ago), and updated concrete sidewalks and partial driveway with stylish aggregate finish.

With RV parking, tons of outdoor space, and a great layout for family living or hosting, this property offers a rare combination of comfort, space, and location



Built in 1993

### Essential Information

MLS® #	A2228834
Price	\$399,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,324
Acres	0.24
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	8 Park Drive
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1H8

### Amenities

Parking Spaces	5
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

**Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind
Roof	Shingle
Construction	Brick, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	10
Zoning	R-1A

**Listing Details**

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
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