

# \$419,900 - 25 Park Drive, Whitecourt

MLS® #A2242199

**\$419,900**

4 Bedroom, 3.00 Bathroom, 1,600 sqft  
Residential on 0.29 Acres

NONE, Whitecourt, Alberta

Welcome to a great home! This very spacious 4-level split offers a perfect blend of space and comfort, featuring - 4 spacious bedrooms - 3 bathrooms, including primary suite with a 3-piece ensuite and walk-in closet.

A large kitchen filled with sunshine, complete with ample oak cabinetry and tons of counter space, plus a cozy dinette area overlooking the living room doors. The bright and airy living room boasts large windows, as well as a window seat that provide storage.

In the dinette there are patio doors that lead to a maintenance-free deck, perfect for outdoor entertaining - overlooking the large back yard with plenty of privacy.

On the third level, enjoy a generous family room featuring a wood-burning fireplace and access to a second patio and another set of patio doors. Great space for entertaining. Convenient garage access (26 x 21) provides easy entry to the home. The property sits on a spacious lot over 12,760 sq. ft., surrounded by beautiful natural trees, a fenced yard, and a cozy fire pit.

On the 4 level you will find another Family Room/ Rec Room, also the 4th spacious bedroom, as well as a 3-piece bathroom, as well as laundry/Utility room. Poly B has all been changed out, roof was changed out recently, the shingles were replaced in 2008 with 35-year shingles rated for high winds. As well both the furnace and hot water tank were changed out in 2012 to high efficiency.



Located in a great community with plenty of amenities, this home is ideal for those who love to spend time outdoors and enjoy a peaceful, friendly atmosphere.

The yard is so nice and private at the back. They have kept many original trees and it is very natural. With a feeling of being on an acreage.

This home comes with all appliances included and is ready for you to make it your own!

Built in 1989

### **Essential Information**

MLS® #	A2242199
Price	\$419,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,600
Acres	0.29
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	25 Park Drive
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1H9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Asphalt
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Laminate Counters, Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning, Circulating
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Fire Pit, Private Yard
Lot Description	Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Many Trees, Street Lighting, Treed, Brush, Interior Lot, Paved
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

## Additional Information

Date Listed	July 23rd, 2025
Days on Market	11
Zoning	R-1A

## Listing Details

Listing Office RE/MAX ADVANTAGE (WHITECOURT)

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