

\$425,000 - 23 Patterson Place, Whitecourt

MLS® #A2263837

\$425,000

5 Bedroom, 3.00 Bathroom, 1,250 sqft

Residential on 0.17 Acres

NONE, Whitecourt, Alberta

Welcome to this 5 bedroom, 3-bathroom family bilevel home nestled in a great neighbourhood. With plenty of space both inside and out, this home offers the perfect blend of comfort, function, and style for growing families or those who love to entertain.

Step into the heart of the home—a spacious, open-concept kitchen featuring a large central island, ample counter space, and room for a full-size dining table. Whether you're hosting gatherings or enjoying quiet family meals, you'll love the views from the kitchen overlooking the stunning backyard. 3 spacious bedrooms upstairs. New flooring was professionally installing a few years ago, on the main level. Paint was also refreshed into more neutral fresh colors.

Downstairs, enjoy a cozy family room and a separate den—ideal for a home office, hobby space, or an additional bedroom. The laundry room is a space of its own where there is storage and room to organize. Every inch of this home is thoughtfully designed and fully finished to maximize living space and comfort.

The fenced yard features mature trees for shade and privacy, a two-tiered deck with a built-in hot tub, and a dedicated vegetable garden area—perfect for weekend relaxation or year-round enjoyment.



A double attached garage at the front and a long, paved driveway offer plenty of parking for family and guests.

This is the kind of home where memories are made—come see it for yourself!

Built in 2003

Essential Information

MLS® #	A2263837
Price	\$425,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,250
Acres	0.17
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	23 Patterson Place
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1W5

Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard, Lighting, Storage
Lot Description	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Lawn, Private
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	October 11th, 2025
Days on Market	24
Zoning	R-1C

Listing Details

Listing Office	ROYAL LEPAGE MODERN REALTY
----------------	----------------------------

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