

16 Park Drive  
Whitecourt, Alberta

MLS # A2226102



**\$469,900**

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,372 sq.ft.	Age:	1989 (36 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking, Single Garage Detached		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Garden, N		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Mixed, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-1A

**Utilities:** -

**Inclusions:** n/a

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.