

6 Park Circle  
Whitecourt, Alberta

MLS # A2232951



\$499,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,472 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neig		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Laminate, Tile	Sewer:	Public Sewer
Roof:	Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade, Walk-Up To Grade	HOA:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Built-in Features, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: na

This spacious 4 bedroom, 3 bathroom bungalow offers a rare and functional layout, perfect for families or anyone looking for flexibility and comfort. Enjoy the ease of a walk-out basement to the backyard, as well as a separate walk-up entry to the attached garage, plus direct access to the garage from the main floor, a unique and convenient feature! Nestled on a 7,344 sqft park lot with no neighbors behind, you'll love the peaceful setting and privacy. The main living area features vaulted ceilings, a cozy wood-burning fireplace, and access to a covered deck, ideal for year-round enjoyment. The basement also has in-floor heating, providing extra comfort throughout the seasons. A well-thought-out home with standout design and a beautiful location!