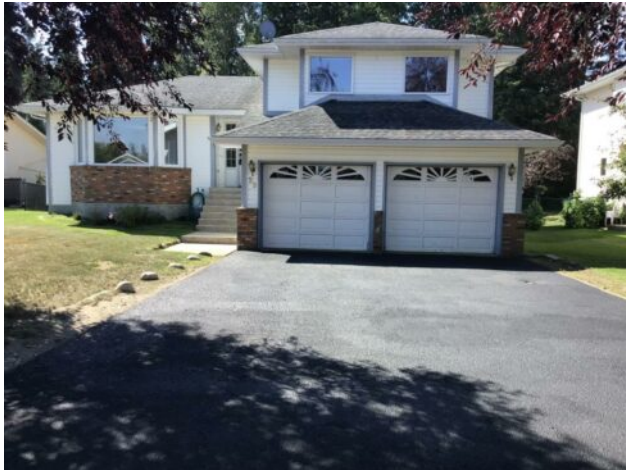


25 Park Drive
Whitecourt, Alberta

MLS # A2242199



\$409,900

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,600 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Asphalt, Double Garage Attached		
Lot Size:	0.29 Acre		
Lot Feat:	Back Yard, Brush, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1A
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Laminate Counters, Storage		

Inclusions: NONE

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 - over looking 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!