

23 Patterson Place
Whitecourt, Alberta

MLS # A2263837



\$414,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,250 sq.ft.	Age:	2003 (22 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Lawn, Private		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island		

Inclusions: town garbage can, hot tub

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!