

**101 Park Drive  
Whitecourt, Alberta**

**MLS # A2264058**

**\$749,000**



<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	2 Storey	
<b>Size:</b>	2,365 sq.ft.	<b>Age:</b> 1993 (33 yrs old)
<b>Beds:</b>	6	<b>Baths:</b> 3 full / 1 half
<b>Garage:</b>	Double Garage Attached	
<b>Lot Size:</b>	0.36 Acre	
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Ya	

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	town garbage can, window coverings, 2 sheds		

This beautifully crafted 6-bedroom home commands attention from the moment you arrive. A true storybook residence with timeless appeal, it sits proudly in one of the area's most prestigious neighbourhoods—backing directly onto the park for exceptional privacy and views. Step through the grand front entrance into a warm and welcoming space where craftsmanship meets comfort. The main level offers a front office or den, a large formal dining room, and an open kitchen with a breakfast area overlooking the private backyard. The adjoining living room is bright and inviting—perfect for gathering with family or entertaining friends. A convenient 2-piece bath sits near the side entry and heated garage, along with a full laundry room down the hall. Upstairs, you'll find four generous bedrooms. The primary suite is a true retreat, with a peaceful view of the backyard, a soaker tub, separate shower, water closet, and walk-in closet. Hardwood flooring and rich wood windows throughout add warmth and character. The walkout basement extends the living space with a spacious family and games area, two additional bedrooms, a full bath, and a mechanical room. All plumbing lines have been updated to PEX October 2025. Step outside to your private outdoor oasis—complete with a cobblestone patio, relaxing hot tub, fire pit area, two sheds, and even a treehouse. This is a home built to be admired—and to be lived in, with beauty and function that stands the test of time.