

**23 Riverdale Bend
Whitecourt, Alberta**

MLS # A2276044



\$609,795

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,004 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Cul-De-Sac, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Vinyl Windows		

Inclusions: na

Brand-new, high-end, and truly move-in ready. This 2,004 sq. ft. custom-built home stands out with 3 bedrooms plus a main-floor office, 3 bathrooms, and exceptional attention to detail throughout. The living room makes an immediate statement with soaring ceilings, oversized windows, and a striking floor-to-ceiling fireplace flanked by custom built-in shelving. Designed for both everyday living and entertaining, the kitchen offers generous counter space and a clean, modern layout, while durable vinyl plank flooring runs throughout the home for style and easy maintenance. Upstairs, the primary bedroom retreat features an oversized tiled shower in the ensuite, and all closets include custom built-in organizers for maximum functionality. The conveniently located upper-floor laundry adds to the home's thoughtful design. Outside, enjoy a large yard fenced on three sides with plenty of room for outdoor living, plus a spacious 26' x 24' garage, ideal for vehicles, storage, or a workshop. Premium upgrades include triple-pane energy-efficient windows, quality custom finishes, and a smart, modern layout rarely found in new construction.