

26 Park Point Whitecourt, Alberta

MLS # A2281291



\$615,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,378 sq.ft.	Age:	2006 (20 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.30 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Lawn, No Neighbours Behind, Pie Shaped Lot, Private		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Shed. Central Vac and attachments never used (as-is).

Welcome to this incredible 6-bedroom family home situated on a private 0.29-acre cul-de-sac lot, featuring a charming front porch and a prime location next to walking trails with no neighbours behind for a park-like feel in your fully fenced yard. Offering over 3,500 square feet of total living space, including a basement finished by the original builder for consistent quality throughout, this home impresses from the moment you step into the grand, high-ceiling entryway. The main floor flows from a formal dining room into a massive, 34-foot wide open-concept space where the living room complete with a gas fireplace and large windows meets a kitchen equipped with an island, extra wall cabinetry, and a pantry with solid shelving. A main-floor office with matching built-in cabinets and a convenient half-bath near the garage entrance. Upstairs, you'll find three bedrooms, all with walk-in closets and a super convenient laundry room. The primary suite overlooks the yard and features a 4-piece ensuite with an extra-long counter, corner tub, and a walk-in closet with custom shelving (note: the third bedroom is currently a custom closet but can be easily converted back). The 9-foot ceiling basement adds three more bedrooms, one currently used as a gym. Large family room for movie nights or games. The mechanical highlights are featuring a forced-air furnace with an actuator for dual-floor temperature control, A/C, and in-floor heating in both the basement and the massive 32' x 29' garage. This dream garage boasts 12-foot ceilings, 220-amp wiring, high-wall storage, and a flip-down ladder for attic access, all fronted by a nearly 45-foot driveway for ample parking.