

**26 Park Point  
Whitecourt, Alberta**

**MLS # A2281291**

**\$615,000**



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

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, 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-1B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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)		
<b>Inclusions:</b>	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.