

**42 Ravine Drive
Whitecourt, Alberta**

MLS # A2144067



\$609,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,221 sq.ft.	Age:	1987 (37 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.70 Acre		
Lot Feat:	Backs on to Park/Green Space, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-ER
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: 2 sheds, crusher cone,

A beautiful two-storey home, situated on a picturesque 30,517 sq ft lot in the heart of Ravine Drive welcomes you! This 2221 sq ft home above grade offers stunning backyard views in every direction. The main floor boasts two great family rooms, one with a gas fireplace close to the formal dining and the other near the kitchen tucked away. The kitchen is towards the back of the home, with an array of windows that showcase your dreamy backyard. The kitchen has a gas range, and is nice and bright, with a fun touch of blue on the island. There is enough space for a breakfast nook in the kitchen as well. Upstairs is a great layout offering 3 bedrooms, one being over the garage. There is also a bonus area when you first walk up the stairs that can be multi use as office, playroom, reading room, you name it! The primary suite is perfect size with incredible ensuite, that hosts a soaker tub & modern tiled shower! Moving to the basement, there is an additional bedroom, bathroom, living space & cabinetry that you could turn into a kitchen. There is stairs from the basement to the backyard as well as a separate entrance. The backyard really speaks for itself in the photos, it's absolutely gorgeous, and so spacious. An array of spruce trees compliment the yard and give you that acreage feel in town! If you're looking for RV Parking, an incredible location & a beautiful home, you've come to the right place!