

**50 Spruce Road**  
**Whitecourt, Alberta**

**MLS # A2153916**



**\$530,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,429 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Garage Faces Front, Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Rectangular Lot		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity, Natural Gas, Phone
<b>Features:</b>	Dry Bar		

**Inclusions:** na

Introducing an exquisite 4 Bedroom, 3 Bathroom family home perfectly situated within walking distance to St. Mary's School and Percy Baxter School. Built in 2012, this residence offers unparalleled convenience and is fully finished, including a triple car garage. • Entrance: Grand tile foyer sets the tone for sophistication. • Kitchen: Chef's dream with custom maple cabinets, granite countertops, and stainless-steel appliances. • Living Area: Vaulted ceilings and gleaming hardwood floors create an elegant space for family gatherings and entertaining. • Outdoor Space: Sprawling 2-tier deck, with the upper deck sheltered for year-round enjoyment. • Lower Level: Expansive windows so you don't feel like you're in a basement, additional bedroom, bathroom, spacious family room, custom-built bar, and cozy in-floor heating. • Side Yard: Generously sized for outdoor activities with a low-maintenance vinyl shed for storage. • Garage: Triple car garage providing ample parking and storage space. • Location: Great location close to Schools, Parks, Playgrounds, Walking trails, Ball Diamonds, Golf Course and Shopping! Impeccably maintained and move-in ready, this residence presents a rare opportunity to embrace a lifestyle of comfort and convenience. Don't miss your chance to make this your dream home!