

**64 Pritchard Drive**  
**Whitecourt, Alberta**

**MLS # A2158023**



**\$599,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,854 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behin		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Silent Floor Joists, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1C
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	na		

Welcome to your contemporary oasis! This stunning new build is meticulously crafted for modern living and ultimate comfort. With 3 bedrooms and 3 bathrooms, this home offers a spacious and versatile layout. But wait, there's more! Say goodbye to parking woes with RV Parking, and enjoy the convenience of an oversized 28x26.5 heated garage, perfect for both storage and projects. Nestled at the end of a serene street, tranquility awaits as this home backs onto the picturesque park space of Festival Park. Step outside and indulge in nature's beauty with direct access to walking trails along the river, ideal for leisurely strolls, invigorating jogs, or scenic cycling adventures. Plus, enjoy the added benefits of upgrades including an ICF foundation for durability and energy efficiency, as well as luxurious quartz countertops, enhancing both style and functionality in the kitchen and bathrooms. And that's not all &ndash; rest assured with peace of mind as this home comes with a New Home Warranty!. Don't miss your chance to own this contemporary masterpiece where luxury meets convenience in perfect harmony. Schedule your showing today and make this dream home yours!