

**61 Park Drive**  
**Whitecourt, Alberta**

**MLS # A2176466**



**\$610,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,066 sq.ft.	<b>Age:</b>	1995 (29 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.32 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Closet Organizers, Granite Counters, Storage, Walk-In Closet(s), WaterSense Fixture(s), Wet Bar		

**Inclusions:** Town garbage can

This stunning custom-built bungalow offers over 2000 sq ft of living space on each level, featuring a walkout basement and a prime park lot location. With 4 spacious bedrooms upstairs and 2 downstairs, this home is perfect for families or hosting guests. The second kitchen, complete with private access, makes it ideal for a guest suite. You'll appreciate the covered front porch that leads into a grand entryway. The chef's kitchen boasts a built-in fridge, a high-end gas range, an island, a large corner pantry, and ceiling-height cabinets—perfect for culinary enthusiasts. The dining room provides lovely views of the gardens and opens to a cozy living room. Two laundry rooms, one on each floor, add convenience. The primary bedroom is situated at the back for added privacy. Additional features include forced air heating, in-floor heating on the lower level, and a wood-burning stove for warmth and comfort. The family room offers ample space for games and gatherings. The beautifully landscaped yard is filled with established perennials and trees, complemented by a cobblestone driveway. Fully fenced backyard backs onto Centennial Park, providing a serene backdrop and easy access to nature. Plus, the detached 22' x 26' garage is a blank canvas ready for your personal touch. This executive home combines luxury and functionality in a picturesque setting!