

# \$480,000 - 50 Spruce Road, Whitecourt

MLS® #A2197166

**\$480,000**

4 Bedroom, 3.00 Bathroom, 1,426 sqft

Residential on 0.13 Acres

NONE, Whitecourt, Alberta

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 is fully finished, including a triple car garage.

â€¢ Entrance: Grand tile foyer sets the tone for sophistication.

â€¢ Kitchen: Chef's dream with custom maple cabinets, granite countertops, and stainless-steel appliances.

â€¢ Living Area: Vaulted ceilings and gleaming hardwood floors create an elegant space for family gatherings and entertaining.

â€¢ Outdoor Space: Sprawling 2-tier deck, with the upper deck sheltered for year-round enjoyment.

â€¢ 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.

â€¢ Side Yard: Generously sized for outdoor activities with a low-maintenance vinyl shed for storage.

â€¢ Garage: Triple car garage providing ample parking and storage space.

â€¢ 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!

Built in 2012

### **Essential Information**

MLS® #	A2197166
Price	\$480,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,426
Acres	0.13
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	50 Spruce Road
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 0C7

### **Amenities**

Utilities	Electricity Available, Natural Gas Available, Phone Available
Parking Spaces	6
Parking	Concrete Driveway, Garage Faces Front, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Dry Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement	Finished, Full
----------	----------------

## Exterior

Exterior Features	Private Yard
Lot Description	Cul-De-Sac, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 25th, 2025
Days on Market	130
Zoning	R-1B

## Listing Details

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.