

# \$626,900 - 64 Pritchard Drive, Whitecourt

MLS® #A2184518

**\$626,900**

4 Bedroom, 4.00 Bathroom, 1,854 sqft

Residential on 0.15 Acres

NONE, Whitecourt, Alberta

Brand New Park Lot Home and the Builder is now supplying and installing appliances . There is a stainless LG fridge and stove with the stove being a induction. You will also now have a front load washer and dryer for a extra bonus. This beautiful home has 4 Bedrooms and 4 Bathrooms, fully fenced and landscaped! Featuring 2 Fireplaces creating a cozy atmosphere throughout this charming home.

Experience the beauty of open-concept living with a wall of windows that frame stunning backyard views—enjoy privacy with no neighbors behind. The primary bedroom has lovely vaulted ceilings and plenty of natural light to fill your space. Laundry room located upstairs for added convenience.

But wait, thereâ€™s more! Say goodbye to parking woes with RV parking and enjoy the convenience of an oversized 28x26.5 garage, perfect for storage and projects.

Nestled at the end of a quiet street, this home backs onto serene Festival Park, offering direct access to picturesque walking trails along the river. Whether you prefer leisurely strolls, invigorating jogs, or scenic bike rides, nature is just steps away.

Crafted with quality in mind, this home features an ICF foundation for energy efficiency and durability, along with luxurious quartz countertops throughout the kitchen and



bathrooms for the perfect blend of style and functionality.

To top it off, this home includes the peace of mind that comes with a New Home Warranty!

Donâ€™t miss your chance to own this contemporary masterpiece where luxury meets convenience. Make this dream home yours!

Built in 2023

**Essential Information**

MLS® #	A2184518
Price	\$626,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,854
Acres	0.15
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	64 Pritchard Drive
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 0G3

**Amenities**

Utilities	Sewer Connected, Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces	6

Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, RV Access/Parking
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# of Garages	2
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### Interior

Interior Features	Closet Organizers, High Ceilings, Vinyl Windows, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
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Appliances	Dishwasher, Electric Water Heater, Garage Control(s), Microwave Hood Fan
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Heating	Forced Air, Natural Gas
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Cooling	None
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Fireplace	Yes
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# of Fireplaces	2
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Fireplaces	Electric, Family Room, Insert, Living Room
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Has Basement	Yes
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Basement	Full, Finished
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### Exterior

Exterior Features	Private Yard, Private Entrance
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Lot Description	Back Yard, Landscaped, Private, Backs on to Park/Green Space, Front Yard, No Neighbours Behind, Rectangular Lot
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Roof	Shingle
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Construction	Wood Frame, ICFs (Insulated Concrete Forms), Silent Floor Joists, Vinyl Siding
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Foundation	ICF Block
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### Additional Information

Date Listed	December 26th, 2024
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Days on Market	149
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Zoning	R-1C
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### Listing Details

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
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