

# \$720,000 - 34 Ravine Drive, Whitecourt

MLS® #A2158479

**\$720,000**

5 Bedroom, 3.00 Bathroom, 2,083 sqft  
Residential on 1.01 Acres

NONE, Whitecourt, Alberta

Welcome to a truly exceptional residence, where luxury meets accessibility on a picturesque 1 Acre Ravine Lot! With a complete renovation completed in 2009, this stunning home has been meticulously designed to cater to those with accessibility needs, boasting full wheelchair accessibility and even an elevator lift for seamless movement throughout. Featuring 5 bedrooms plus an office, this expansive home embraces an airy and open-concept layout flooded with natural light, thanks to skylights and large windows, all under vaulted ceilings.

Indulge in the finer details with custom cabinetry, complete with a convenient coffee bar and pantry, complemented by sleek quartz countertops and elegant hardwood floors. With two full kitchens, one up and one downstairs, fireplaces, and a hot tub, every corner of this home is designed for comfort and entertainment. Whether it's a cozy night by the fire or hosting gatherings on the expansive deck with a fire pit, this home offers year-round enjoyment.

Parking is never an issue with ample space, including RV parking, ensuring convenience for all guests. Property also backs onto Park space offering a tranquil extension of your outdoor living experience. Surrounded by mature trees, you can begin your mornings with the serenity of nature. Don't miss the opportunity to own this one-of-a-kind sanctuary



that seamlessly blends accessibility and luxury living.

Built in 1988

### **Essential Information**

MLS® #	A2158479
Price	\$720,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,083
Acres	1.01
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	34 Ravine Drive
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S1H5

### **Amenities**

Parking Spaces	6
Parking	Concrete Driveway, Double Garage Attached, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Elevator, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas, Mantle, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, Level, Pie Shaped Lot, Private, Treed
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Wood

## Additional Information

Date Listed	August 16th, 2024
Days on Market	209
Zoning	R-ER Estate Residential

## Listing Details

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
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