

# \$499,999 - 50 Spruce Road, Whitecourt

MLS® #A2197166

**\$499,999**

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          | \$499,999   |
| 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        | Triple Garage Attached, Concrete Driveway, Garage Faces Front |
| # 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        80  
Zoning                    R-1B

**Listing Details**

Listing Office            RE/MAX ADVANTAGE (WHITECOURT)

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