

# \$698,000 - 56 Pritchard Drive, Whitecourt

MLS® #A2246254

**\$698,000**

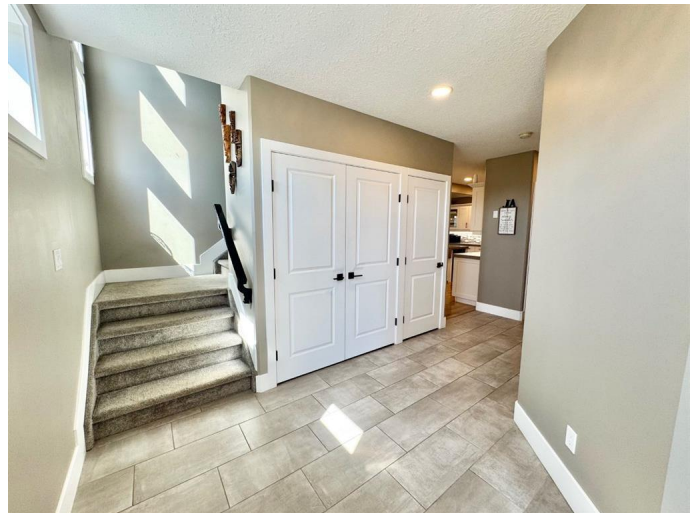
4 Bedroom, 4.00 Bathroom, 2,062 sqft

Residential on 0.15 Acres

NONE, Whitecourt, Alberta

Welcome to 56 Pritchard Drive. This beautifully crafted 4 bedroom home offers custom finishes, thoughtful design and a great location. From the upgraded exposed aggregate driveway and RV parking to the covered back deck, every detail has been designed with comfort and style in mind. Step inside to find coffered ceilings, quartz countertops and custom built-ins throughout the kitchen and dining area, including a built in desk, ideal for working from home or keeping the household organized. Upstairs, you'll find three spacious bedrooms a 4 piece bathroom and a conveniently located laundry room. In your primary bedroom, enjoy the luxurious feel of a vaulted coffered ceiling that adds architectural charm and spaciousness to the room. Custom built ins provide both elegance and practical storage . The primary ensuite boasts tasteful design and quality fixtures, creating a refined and inviting space. Downstairs, the fully finished basement offers even more living space, room to relax and entertain. A fourth bedroom, large 3 piece bathroom and plenty of storage. Built on an energy efficient ICF (Insulated Concrete Form) foundation and equipped with central A/C, this home offers both quality construction and year-round comfort. All of this just minutes from Festival Park and the dog park, making it an ideal location for families and outdoor lovers alike.

Built in 2017



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2246254    |
| Price          | \$698,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,062       |
| Acres          | 0.15        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 56 Pritchard Drive |
| Subdivision | NONE               |
| City        | Whitecourt         |
| County      | Woodlands County   |
| Province    | Alberta            |
| Postal Code | T7S0G3             |

## Amenities

|                |                                                                                  |
|----------------|----------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                |
| Parking        | Aggregate, Double Garage Attached, Heated Garage, Parking Pad, RV Access/Parking |
| # of Garages   | 2                                                                                |

## Interior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer                                                                               |
| Heating           | Forced Air                                                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                        |
| Basement          | Finished, Full                                                                                                                                                             |

## Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Garden                                                       |
| Lot Description   | Cul-De-Sac, Fruit Trees/Shrub(s), Lawn, No Neighbours Behind |
| Roof              | Asphalt Shingle                                              |
| Construction      | Vinyl Siding                                                 |
| Foundation        | ICF Block                                                    |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 106              |
| Zoning         | R-1C             |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | ROYAL LEPAGE MODERN REALTY |
|----------------|----------------------------|

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.