

# \$474,999 - 53 Pritchard Drive, Whitecourt

MLS® #A2211527

**\$474,999**

3 Bedroom, 3.00 Bathroom, 1,564 sqft  
Residential on 0.11 Acres

NONE, Whitecourt, Alberta

Welcome to this stunning 3-bedroom, 3-bathroom home, built in 2020 and thoughtfully designed for modern living. You'll love the fresh look of brand-new vinyl plank flooring on the main level, enhancing the home's warm and inviting feel.

The open-concept layout is perfect for entertaining, featuring custom white cabinetry, quartz countertops, and a large walk-in pantry in the kitchen. Step out onto the covered deck—ideal for summer evenings and BBQs.

Upstairs, the spacious primary bedroom impresses with a beautiful vaulted ceiling and a generous walk-in closet. The laundry room is conveniently located on the upper level, making chores a breeze.

Enjoy year-round comfort with central air conditioning and custom-fit blinds throughout. The basement is open and ready for development, with a bathroom already roughed in. Additional features include extra parking along the side of the home, back alley access, and a fantastic location—just steps from walking trails, Festival Park, and the golf course.

This move-in ready home is truly a gem—don't miss your chance to make it yours!

Built in 2020



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2211527    |
| Price          | \$474,999   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,564       |
| Acres          | 0.11        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 53 Pritchard Drive |
| Subdivision | NONE               |
| City        | Whitecourt         |
| County      | Woodlands County   |
| Province    | Alberta            |
| Postal Code | T7S 0G3            |

## Amenities

|                |                                                                                                                                                                          |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Water Connected, Sewer Connected                                                                                           |
| Parking Spaces | 5                                                                                                                                                                        |
| Parking        | Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, On Street, Parking Pad, Boat |
| # of Garages   | 2                                                                                                                                                                        |

## Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Bathroom Rough-in                                          |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                         |
| Cooling           | Central Air                                                                                                     |

|              |                  |
|--------------|------------------|
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

**Exterior**

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                                                                           |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Private, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                                 |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                                                                              |
| Foundation        | ICF Block                                                                                                                       |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 13th, 2025 |
| Days on Market | 22               |
| Zoning         | R-1C             |

**Listing Details**

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

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