

# \$998,900 - 30 Ravine Drive, Whitecourt

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MLS® #A2193457

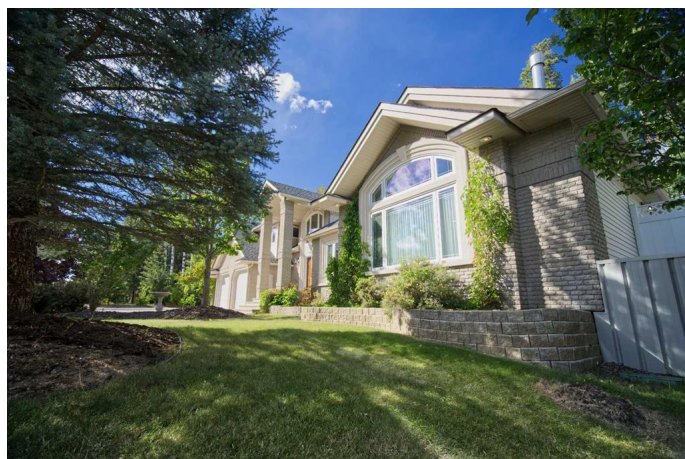
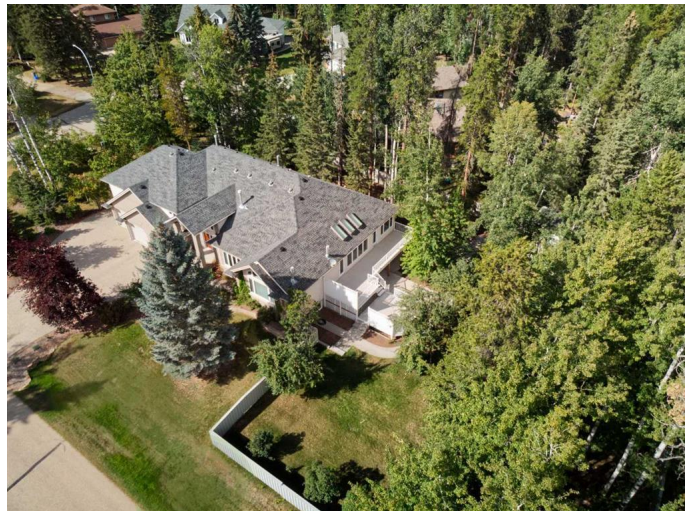
**\$998,900**

6 Bedroom, 5.00 Bathroom, 4,066 sqft

Residential on 0.73 Acres

NONE, Whitecourt, Alberta

Very Exclusive Listing in the Highly Desired area of Ravine Drive. This Executive Custom built home is One of a Kind. With a Bungalow feel yet modified to include living space up above the garage. Everything is so well thought out both inside and outside of this stunning home. There's no shortage of space. With a huge attached heated triple car garage and a home that offers 6854 sqft of quality living space! 6 Bedrooms, 5 Bathrooms, an office and a work out room could bring the bedroom total up to 8 if needed! The basement is a full walk out and has an area roughed in for a kitchen as well as a second laundry room! Great spot to set up a nanny or mother in law living quarters. Large bright windows in the basement and a natural gas fireplace. The home also has 2 AC units, 2 Furnaces and a boiler for the infloor heating so your home temperature can be comfortably regulated all year long. Basement walks out to a large covered concrete patio in the back yard. There is an additional storage room you can access from outside. You also have a large cold storage room in the Basement for keeping your produce and canned goods fresher longer. On the main floor, there are skylights throughout allowing ample natural sunlight. Vaulted ceilings as soon as you walk through the front door and 9 foot ceilings throughout the rest of the house. 3 bedrooms, a full washroom and a laundry room are all upstairs above the garage. On the main floor you have an Office and the Primary Bedroom



which has a lovely ensuite that features a steam shower and jetted tub! For the Green thumb's out there, you'll love the large 4 season sunroom which also has heated tile floors! There are 2 family rooms, each with a natural gas fireplace. The kitchen is spacious and open to the dining room and has a huge walk in pantry with a second fridge in the pantry. And lets not forget the RV parking pad along side the garage! Plenty of space for all your vehicles. The shingles have recently been replaced and the home has upgraded insulation throughout! Full spec sheet available upon request.

Built in 1998

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2193457          |
| Price          | \$998,900         |
| Bedrooms       | 6                 |
| Bathrooms      | 5.00              |
| Full Baths     | 3                 |
| Half Baths     | 2                 |
| Square Footage | 4,066             |
| Acres          | 0.73              |
| Year Built     | 1998              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 30 Ravine Drive  |
| Subdivision | NONE             |
| City        | Whitecourt       |
| County      | Woodlands County |
| Province    | Alberta          |
| Postal Code | T7S 1H5          |

### **Amenities**

|                |                                                                                                                        |
|----------------|------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                                                      |
| Parking        | Garage Door Opener, Heated Garage, Insulated, RV Access/Parking, Triple Garage Attached, Aggregate, Garage Faces Front |
| # of Garages   | 3                                                                                                                      |

## Interior

|                   |                                                                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, Kitchen Island, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Central Vacuum, Jetted Tub, Natural Woodwork, Skylight(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Water Softener                                                                                                           |
| Heating           | In Floor, Forced Air, Natural Gas, Fireplace(s), Zoned                                                                                                                                                                |
| Cooling           | Central Air                                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                                   |
| # of Fireplaces   | 3                                                                                                                                                                                                                     |
| Fireplaces        | Great Room, Living Room, Basement, Family Room, Gas, Insert, Mantle                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                                   |
| Basement          | Exterior Entry, Finished, Full, Walk-Out                                                                                                                                                                              |

## Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Barbecue, Fire Pit, Private Entrance, Private Yard, Storage, Misting System                                      |
| Lot Description   | Back Yard, Corner Lot, Landscaped, Private, Cul-De-Sac, Fruit Trees/Shrub(s), Many Trees, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                                  |
| Construction      | Brick, Concrete                                                                                                  |
| Foundation        | Poured Concrete                                                                                                  |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 8th, 2025 |
| Days on Market | 69                 |
| Zoning         | R-ER Estate Resid. |

## Listing Details

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

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