# \$685,000 - 34 Ravine Drive, Whitecourt

MLS® #A2212287

#### \$685,000

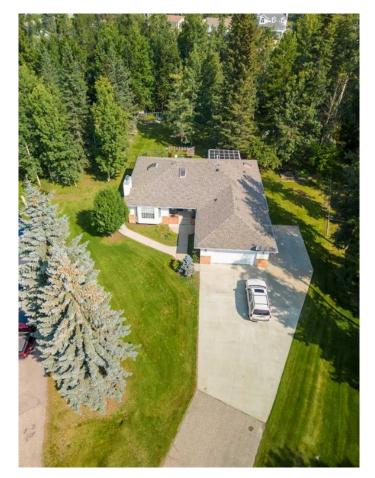
5 Bedroom, 3.00 Bathroom, 2,083 sqft Residential on 1.01 Acres

NONE, Whitecourt, Alberta

A rare opportunity to enjoy estate-style livingâ€"right in town. This one-of-a-kind, fully renovated home is situated on a beautifully treed 1-acre ravine lot that offers privacy, serenity, and direct access to parkland. Thoughtfully redesigned in 2009, it combines high-end finishings with full wheelchair accessibility, including wide hallways, a barrier-free layout, and a convenient elevator lift connecting the basement, main floor, and garage.

Inside, you'll find 5 spacious bedrooms plus a dedicated office with a built-in Murphy bed, making it a perfect flexible space for guests or remote work. Vaulted ceilings, skylights, and oversized windows flood the open-concept living areas with natural light. The main kitchen features custom cabinetry, a walk-in pantry, quartz countertops, and a built-in coffee barâ€"while a second full kitchen downstairs adds flexibility for multi-generational living or extended guests.

From hardwood floors to cozy fireplaces, this home is both elegant and functional. Unwind in the hot tub, gather around the firepit, or entertain on the expansive deck surrounded by mature trees. There's ample parking including RV space, and the oversized lot offers unmatched space and privacy for an in-town location.





Whether you're looking for wheelchair

accessibility, multi-family potential, or simply a peaceful retreat without leaving townâ€"this property delivers.

Built in 1988

# **Essential Information**

| MLS® #         | A2212287    |
|----------------|-------------|
| Price          | \$685,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,083       |
| Acres          | 1.01        |
| Year Built     | 1988        |
| Туре           | 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

| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
|----------------|--|
| Parking Spaces | 6  |
| Parking        | Concrete Driveway, Double Garage Attached, RV Access/Parking                   |
| # of Garages   | 2  |

### Interior

Interior Features Built-in Features, Central Vacuum, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s), Ceiling Fan(s), Elevator, Skylight(s), Vaulted

| Appliances      | Ceiling(s)<br>Central Air Conditioner, Dis<br>Washer/Dryer, Stove(s)   |
|-----------------|--|
| Heating         | Forced Air, Natural Gas  |
| Cooling         | None All and a second sec |
| Fireplace       | Yes  |
| # of Fireplaces | 2  |
| Fireplaces      | Basement, Gas, Mantle, Fam   |
| Has Basement    | Yes  |
| Basement        | Finished, Full, Exterior Entry,  |
| Exterior        |  |

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

## **Additional Information**

| Date Listed    | April 15th, 2025               |
|----------------|--------------------------------|
| Days on Market | 107                            |
| Zoning         | <b>R-ER Estate Residential</b> |

# **Listing Details**

Listing Office RE/MAX ADVANTAGE (WHITECOURT)

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.