

# \$524,111 - 131 Mink Creek Road, Whitecourt

MLS® #A2215257

**\$524,111**

4 Bedroom, 4.00 Bathroom, 1,656 sqft

Residential on 0.16 Acres

NONE, Whitecourt, Alberta

Welcome to a truly charming property, thoughtfully designed for gracious family living. Nestled on a generous lot on a peaceful cul-de-sac, with convenient back alley access, this 1,656-square-foot luxury two-story home is move-in ready – simply delightful.

As you step through the front door, you are immediately greeted by soaring ceilings, abundant storage, and beautiful light hardwood floors that were recently refinished, never lived on! Every finish has been carefully chosen to create a sophisticated, welcoming atmosphere. The open-concept kitchen, dining, and living areas flow effortlessly, bathed in natural light from large, lovely windows. A cozy gas fireplace anchors the space, making it perfect for gathering with family and friends. The kitchen is a true highlight, complete with a generous island, a charming corner pantry, new quartz counter tops with new door pulls, and elegant details throughout.

The main floor also offers a thoughtfully placed powder room, a convenient laundry area, and direct access to an oversized garage, measuring a spacious 25 feet by 24 feet.

Upstairs, you’ll discover three generously proportioned bedrooms. The primary suite is a peaceful retreat overlooking the backyard, easily accommodating a king-sized bed and additional furnishings. The walk-in closet and



ensuite bath are simply divine, offering a private oasis to begin and end your days.

The lower level continues the theme of comfort and versatility, featuring large windows, a fourth bedroom, a full bath, and a family room.

Outdoors, the south-facing backyard is a sanctuary: fully fenced, landscaped, and accented with handsome stonework around the outdoor fireplace. Step out onto the covered back deck – ideal for al fresco dining or simply enjoying a summer’s evening by the barbecue. There’s even a shed for added storage and a dedicated space for RV parking during the warmer months.

This home truly has it all – style, function, and a touch of luxury. It's ready to welcome you home.

Built in 2011

**Essential Information**

MLS® #	A2215257
Price	\$524,111
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,656
Acres	0.16
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	131 Mink Creek Road
Subdivision	NONE

City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1C9

### Amenities

Parking Spaces	6
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Concrete Driveway
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Lighting, Private Yard, Storage, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Lawn, Private
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	April 27th, 2025
Days on Market	6
Zoning	R-1C

### Listing Details

Listing Office	ROYAL LEPAGE MODERN REALTY
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