

7, 4920 53 Avenue
Whitecourt, Alberta

MLS # A2247632



\$287,000

Division:	NONE		
Type:	Residential/Triplex		
Style:	Bungalow		
Size:	1,070 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street, RV Access/Parking		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	Full	LLD:	35-59-12-W5
Exterior:	Vinyl Siding	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum		

Inclusions: REFRIGERATOR, STOVE, DISHWASHER, MICROWAVE HOODFAN, WASHER/DRYER,

Fantastic condo in even better location. This 1070sqft bungalow unit is situated on the end of this tri-plex and boasts a very functional main floor. You're welcomed by a bright and open living room that has beautiful hardwood floors. Move through the home and find the kitchen/dining area. There is plenty of oak cabinetry, built in desk area, stainless steel appliances, and patio doors to the deck. The master bedroom is roomy with large windows to bring in loads of natural light, ample closet space and a 4pc ensuite. Before heading downstairs you can find a 3pc bathroom, and a bedroom, that is conveniently being used as main floor laundry as well. In the basement there is a good sized 3rd bedroom that could also be used as another family room. An additional 2 pc bathroom was installed to finish off this space. There is no shortage of storage inside this condo, and the garage is no different. The double heated garage has plenty of room for the vehicles, bikes and more. There is also cold storage and an exterior door. Need additional parking? there is room for Rv's, Boats in the back parking lot. With an ideal location to seniors Centre, Festival Park, and downtown shopping and no need to cut grass or remove snow; these units are perfect and ready to move in!!!!