

5423 46 Street  
Whitecourt, Alberta

MLS # A2254587



# \$190,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	833 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	R-MHS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** none

Situated on a large corner lot, this 2 bed, 2 bath bungalow with a detached 26x26 garage is the perfect starter home or investment property. The home offers newer shingles, hardwood throughout, and plenty of storage downstairs. Many trees surround the property making it very private. Ample parking with the garage and driveway at the back and some street parking at the front. This home is at a great price point to update to your taste!