

4815 52 Avenue  
Whitecourt, Alberta

MLS # A2261659



**\$214,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,036 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	C-1 Core Commercial Down
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		
<b>Inclusions:</b>	None		

Welcome to this adorable 2-bedroom home that's full of potential and ready for your personal touch! Featuring a 22x28 detached garage, there's plenty of space for vehicles, storage, or your next project. Inside, the partially finished basement offers extra living space that just needs a few finishing touches to make it your own. You'll love the convenient location close to the mall, schools, and other amenities, making day-to-day living a breeze. Whether you're a first-time buyer, downsizing, or looking for an investment opportunity, this home offers comfort, character, and room to grow. Don't miss your chance to make this charming property your own!