

5508 47 Street
Whitecourt, Alberta

MLS # A2235016



\$254,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,092 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Gravel Driveway,		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: na

Solid Start or Investment Opportunity! Step into this well-built home, full of timeless character and practical features throughout. You'll appreciate the spacious 22x24 garage and the extra parking space at the back — perfect for an RV or boat. The layout offers a bright living area, a functional kitchen, and good-sized bedrooms. There was a new furnace installed last winter, the hot water tank was replaced approximately 3 years ago, and shingles were replaced in the last 10 years. Whether you're buying your first home, downsizing, or looking for an investment, this property provides a solid foundation with room to update and make it your own. Located in a mature neighborhood with established trees and close to schools, parks, and amenities.