

**4815 52 Avenue  
Whitecourt, Alberta****MLS # A2261659****\$214,900****Division:** NONE**Type:** Residential/House**Style:** Bungalow**Size:** 1,036 sq.ft. **Age:** 1970 (56 yrs old)**Beds:** 2 **Baths:** 1**Garage:** Double Garage Detached**Lot Size:** 0.20 Acre**Lot Feat:** Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, L**Heating:** Forced Air**Water:** -**Floors:** Laminate**Sewer:** -**Roof:** Asphalt Shingle**Condo Fee:** -**Basement:** Full**LLD:** -**Exterior:** Brick, Stucco**Zoning:** C-1 Core Commercial Down**Foundation:** Poured Concrete**Utilities:** -**Features:** Ceiling Fan(s)**Inclusions:** 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!