

**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!