

**3821 55 Avenue  
Whitecourt, Alberta****MLS # A2278247****\$199,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Modified Bi-Level		
<b>Size:</b>	720 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-1B low density resident
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** none

Newly renovated 3 bedroom duplex is ready for its new owners. Extensive renovations throughout, fenced yard, alley access and close to Percy Baxter School.