

**3821 55 Avenue  
Whitecourt, Alberta**

**MLS # A2278247**

**\$199,000**



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<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	

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<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		

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**Inclusions:** none

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