

**4028 55 Avenue
Whitecourt, Alberta**

MLS # A2280617

\$239,000



Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,127 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Off Street, Rear Drive		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		
Inclusions:	N/A		

This spacious 4-level split offers an opportunity for renovators or first-time buyers looking to build immediate sweat equity. The top floor features three well-appointed bedrooms and two full washrooms. While the main level houses the living room and a kitchen that opens to a side exit leading to an east-facing deck and a sunny, south-facing backyard. On the third (lower) level, you'll find a bright, expansive family room and space for housing the laundry and a 3rd bathroom. The fourth level (basement) provides even more living space with the home's fourth bedroom, a utility room, and an additional bonus room. Complete with a storage shed, front street parking, and rear alley access for off-street parking, this home provides a great 4-bedroom layout with a total of 2,231 SqFt of living space.