

**4703 56A Avenue
Whitecourt, Alberta****MLS # A2205326****\$289,913**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,163 sq.ft.	Age:	1963 (62 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Alley Access, Double Garage Detached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	35-59-12-W5
Exterior:	Vinyl Siding	Zoning:	R-1C
Foundation:	Block	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Double Vanity		

Inclusions: refrigerator, dishwasher, stove, washer/dryer, shed

This inviting 1163SQFT home, nestled on a corner lot, offers a spacious main level with three well-sized bedrooms, and a beautifully renovated bathroom featuring a double vanity with sleek gold hardware. The kitchen is a chef's dream, featuring an abundance of cabinetry for all your storage needs, paired with stainless steel appliances. Among these is a brand-new induction/convection/air fryer stove, providing versatile cooking options to suit every meal. The partially finished basement adds even more potential with two large bedrooms and a convenient two-piece bathroom. There's plenty of room to create a cozy family room or entertainment area, along with loads of storage space. The unfinished areas provide the perfect canvas for you to add your personal touch and truly make this space your own. The home is complemented by a 24x24 garage, built in 2022, which boasts 10.5-foot ceilings and a 9X16-foot door, offering plenty of space for your vehicles or additional storage. Outside, the yard features a stone patio, ideal for enjoying summer days and evenings. A separate entrance to the home adds both convenience and flexibility. Over the years, this home has seen significant updates, including electrical, plumbing, windows, and a fully renovated bathroom. The most recent updates include a brand new furnace and AC system installed in 2022, ensuring year-round comfort. With these thoughtful updates and ample space to grow, this home is the perfect place to settle in and add your personal style.