



GRASSROOTS
REALTY GROUP

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5508 47 Street
Whitecourt, Alberta

MLS # A2235016



\$249,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,092 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Gravel Driveway,		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air, Natural Gas

Floors: Laminate

Roof: Shingle

Basement: Full, Partially Finished

Exterior: Concrete, Wood Frame

Foundation: Poured Concrete

Features: Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1C

Utilities: -

Inclusions: na

Solid Start or Investment Opportunity! Step into this well-built home, full of timeless character and practical features throughout. You'll appreciate the spacious 22x24 garage and the extra parking space at the back — perfect for an RV or boat. The layout offers a bright living area, a functional kitchen, and good-sized bedrooms. There was a new furnace installed last winter, the hot water tank was replaced approximately 3 years ago, and shingles were replaced in the last 10 years. Whether you're buying your first home, downsizing, or looking for an investment, this property provides a solid foundation with room to update and make it your own. Located in a mature neighborhood with established trees and close to schools, parks, and amenities.