



**GRASSROOTS**  
REALTY GROUP

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**5303 47 Street**  
**Whitecourt, Alberta**

**MLS # A2241829**



**\$189,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	746 sq.ft.	<b>Age:</b>	1956 (69 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** no

Say hello to a great little investment on 47 street! This cute 2 bedroom bungalow is sitting on a 7500 sq ft lot, offering an exceptional back yard space! The home has seen extensive exterior renovations over the years as you can see, siding, shingles, some windows, fascia. Zoning is high density residential here, which provides the opportunity to change its current use if a developer or investor was looking to utilize the large lot differently. A great price under \$200,000 with great opportunity!