



GRASSROOTS
REALTY GROUP

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5303 47 Street
Whitecourt, Alberta

MLS # A2241829



\$179,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-4
Foundation:	Poured Concrete	Utilities:	-
Features:	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!