



GRASSROOTS
REALTY GROUP

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4732 54 Avenue
Whitecourt, Alberta

MLS # A2243916



\$325,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,079 sq.ft.	Age:	1967 (58 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, On Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Concrete, Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1C
Utilities:	-

Inclusions: Garbage bin + bathroom mirrors

Welcome to this beautifully maintained 5-bedroom, 2.5-bathroom family home located on a peaceful, tree-lined street—just steps from a local school and a popular skating rink, close to downtown shopping! Perfectly designed for comfort and convenience, this property offers an ideal setting for family living. The heart of the home is the stunning kitchen, featuring upgraded stainless steel appliances, modern finishes, and ample cabinet space—perfect for family meals or entertaining guests. The open-concept living and dining areas are bright and inviting, with large windows that fill the space with natural light. Upstairs, you’ll find the primary bedroom that includes an ensuite, and 2 other bedrooms. The fully finished basement offers additional living space for a playroom, flex space, home office, or gym. We love the layout of this home it flows so well & maximizes space and comfort. Outside, enjoy a private yard with room to play or garden, back alley access with a detached 24x24 garage for secure parking and extra storage. Don’t miss your chance to own this charming home in a family-friendly neighborhood close to everything you need! Newer roof and hot water tank on this one!