



**GRASSROOTS**  
REALTY GROUP

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4828 53 Avenue  
Whitecourt, Alberta

MLS # A2244331



**\$299,900**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,144 sq.ft.	Age:	1945 (80 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Jetted Tub		

Inclusions: n/a

Fully Renovated Gem in Prime Downtown Location! Across from Central School & Library | Steps from Festival Park This stunning 3 bed, 3 bath home has been renovated down to the studs&mdash;with 2x6 construction, a metal roof, and an effective age of 2001, it&rsquo;s built to last! Features You'll Love: Spacious main floor laundry Large primary ensuite with jacuzzi tub & separate shower Cozy gas fireplace in the living room Central air conditioning & central vacuum Bright, open layout with modern finishes All appliances included. Garage & Lot Highlights: 24' x 26' heated garage&mdash;ideal for vehicles, hobbies, or storage 12,000 sq ft fenced yard with underground sprinklers&mdash;perfect for kids, pets, or gardening Steps to downtown shops, Festival Park, and all town amenities. This move-in-ready home combines modern convenience, quality upgrades, and an unbeatable location in the heart of downtown. Whether you're raising a family or looking to downsize in comfort, this property checks every box.