



**GRASSROOTS**  
REALTY GROUP

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**5103 52 AVE**  
**Whitecourt, Alberta**

**MLS # A2249901**



**\$147,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	816 sq.ft.	<b>Age:</b>	1955 (70 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Level, Low Maintenance		

**Heating:** Forced Air, Natural Gas

**Floors:** Other

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** Public

**Sewer:** Sewer

**Condo Fee:** -

**LLD:** -

**Zoning:** C-1

**Utilities:** -

**Inclusions:** none

Discover a rare opportunity right in the heart of downtown Whitecourt! Situated on a large corner lot, this unique property is zoned commercial, offering endless possibilities—whether you're looking for a cozy home, a smart investment, or a location for your next business venture. **Property Highlights:** 2-bedroom home with solid potential Huge corner lot with excellent visibility and access Zoned C-1 Commercial — ideal for retail, office space, or redevelopment Beautiful mature plum trees in the backyard Quiet side street just steps from shops, restaurants, and services This is an awesome location—perfect for a small business owner, savvy investor, or first-time buyer looking to get into the market with room to grow.