



GRASSROOTS
REALTY GROUP

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4616 55 ave
Whitecourt, Alberta

MLS # A2262488



\$216,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,330 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.28 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Parquet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	R-MHS
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: none

Located near the downtown core, sits this 4 level split home with an 24X29 garage on a double lot! Plenty of mature trees flood the yard for beauty and privacy. There are 3 bedrooms in this home, plus many areas of storage to utilize. This family friendly floorplan is the perfect place to bring the bones of this home to life. Schools, Festival Park, and downtown shopping is all within walking distance here. The home backs onto a local park that you can access through a gate in your fence. If you're looking for something that has a good amount of space, to put your own personality into, this is a great spot for you!