



**4744 57 Avenue
Whitecourt, Alberta**

MLS # A2274649



\$181,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	974 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Side-by-Side Duplex Near Festival Park — Perfect for Investors or First-Time Buyers! Discover exceptional value in this well-located 3-bedroom, 2-bathroom side-by-side duplex a short walk from Festival Park. Whether you're looking to expand your investment portfolio or purchase your first home, this property offers flexibility, convenience, and room to grow. Spacious 3 bedrooms and 2 full bathrooms Fully fenced yard — ideal for kids, pets, or outdoor entertaining Back alley access with 2 dedicated parking stalls Additional street parking available at the front Close to parks, walking trails, schools, and local amenities Enjoy the comfort of a private yard, ample parking, and a location that's hard to beat.