



**4732 54 Avenue**  
**Whitecourt, Alberta**

**MLS # A2280702**



**\$299,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,079 sq.ft.	<b>Age:</b>	1967 (59 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Other, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** None

Welcome to this beautifully maintained 4 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. From the basement you have two different stairways for easy access to either the back patio or the family room. Such a unique design! 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!