



**4824 53 Avenue**  
**Whitecourt, Alberta**

**MLS # A2292657**



**\$347,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,825 sq.ft.	<b>Age:</b>	1937 (89 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Level, Street Lig		

<b>Heating:</b>	In Floor, Electric, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-1C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Closet Organizers, Low Flow Plumbing Fixtures, No Smoking Home, See Remarks, Smart Home, Walk-In Closet(s), Wood Windows		
<b>Inclusions:</b>	Call Seller Directly		

Click brochure link for more details. This late 1930's craftsman character home is one of a kind in Whitecourt, AB. A beautiful home which has been lovingly and sympathetically restored top to bottom, inside and out, boasting modern appeal with a vintage aesthetic. Sitting on a corner lot, this home is conveniently located close to downtown, across the street from a primary school and public library with a short walk to Festival Park where the new culture and events center is currently being completed. An addition to the original home was added in 2000, almost doubling the square footage. The original mill-works have been meticulously re-established throughout the house. The new modern kitchen is picture perfect with high end cabinetry and pantry. The house is tastefully decorated with loads of endearing retro features and high quality finishes throughout, including luxury engineered hardwood flooring in the sociable living room. This home features a spacious master bedroom with pocket door access to the large spa-like main floor bathroom. The second of three bedrooms is found on the upper floor of the addition just a few steps down to the main bathroom. Located on the second floor of the original house is a full size bathroom and large third bedroom featuring built-in wardrobes, as well as a sizable office/flex space with easy opportunity to be converted to a fourth bedroom. The basement is partially finished with recreation space and additional room for office or maker space and plenty of extra storage space just off the laundry area. The yard boasts a charming wraparound veranda, brand-new fence, green house and beautifully designed flower beds with well established perennials that garner community admiration. The oversized, double garage has room to spare, perfect for any DIY enthusiast. There is really nothing much left to do with this quaint and

lovely home except turn the key.