

\$204,900 - 5420 46 Street, Whitecourt

MLS® #A2207012

\$204,900

2 Bedroom, 1.00 Bathroom, 600 sqft

Residential on 0.17 Acres

NONE, Whitecourt, Alberta

Why rent when you can own? This charming, move-in-ready home is perfect for first-time buyers, downsizers, or anyone looking for an affordable alternative to renting. Situated on a private and spacious 7,500 sq. ft. lot, this property offers plenty of outdoor space, RV parking, and a 16x24 garage wired with 220 power.

Inside, you'll find a thoughtfully updated living space with 2 bedrooms, a full bathroom, and the convenience of main-floor laundry. The finished basement adds even more versatility, featuring 2 additional rooms and a rec space—ideal for a home office or extra storage.

Recent upgrades include:

2021 — New garage roof, new dishwasher

2023 — New dryer, kitchen refresh

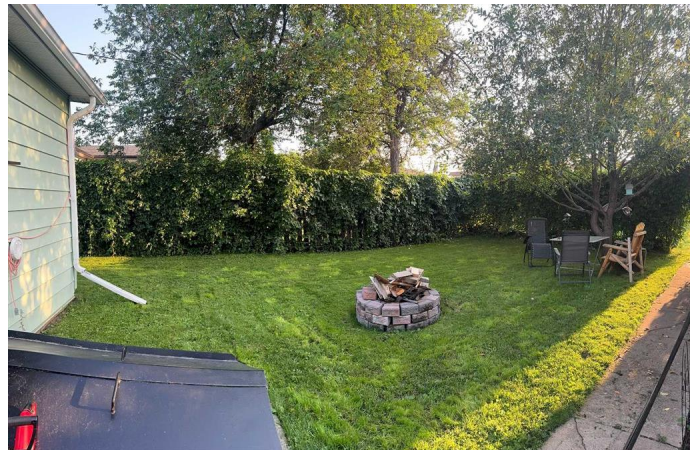
2024 — Driveway resealed

2024/2025 — Basement improvements: new plumbing, electrical, insulation, drywall, and flooring

The private yard is perfect for relaxing, entertaining, or gardening in the greenhouse. With so much to offer, this home is a fantastic opportunity to own rather than rent.

Built in 1953

Essential Information



| | |
|----------------|-------------|
| MLS® # | A2207012 |
| Price | \$204,900 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 600 |
| Acres | 0.17 |
| Year Built | 1953 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 5420 46 Street |
| Subdivision | NONE |
| City | Whitecourt |
| County | Woodlands County |
| Province | Alberta |
| Postal Code | T7S 1A7 |

Amenities

| | |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Utilities | Cable Available, High Speed Internet Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 4 |
| Parking | Alley Access, Parking Pad, Single Garage Detached, 220 Volt Wiring, Additional Parking, Garage Faces Front, Paved, RV Access/Parking |
| # of Garages | 1 |

Interior

| | |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Laminate Counters, Open Floorplan |
| Appliances | Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full, Exterior Entry, Walk-Up To Grade |

Exterior

| | |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
|-------------------|--------------------------------|

| | |
|-----------------|------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Private, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | March 30th, 2025 |
| Days on Market | 35 |
| Zoning | R-MHS |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | RE/MAX ADVANTAGE (WHITECOURT) |
|----------------|-------------------------------|

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