

# \$145,000 - 5103 52 Ave, Whitecourt

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MLS® #A2249901

**\$145,000**

2 Bedroom, 1.00 Bathroom, 816 sqft

Residential on 0.15 Acres

NONE, Whitecourt, Alberta

Discover a rare opportunity right in the heart of downtown Whitecourt! Situated on a large corner lot, this unique property is zoned commercial, offering endless possibilities—whether you're looking for a cozy home, a smart investment, or a location for your next business venture.

## Property Highlights:

2-bedroom home with solid potential

Huge corner lot with excellent visibility and access

Zoned C-1 Commercial — ideal for retail, office space, or redevelopment

Beautiful mature plum trees in the backyard

Quiet side street just steps from shops, restaurants, and services

This is an awesome location—perfect for a small business owner, savvy investor, or first-time buyer looking to get into the market with room to grow.

Built in 1955

## Essential Information

MLS® #                      A2249901

Price                        \$145,000



|                |             |
|----------------|-------------|
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 816         |
| Acres          | 0.15        |
| Year Built     | 1955        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 5103 52 Ave      |
| Subdivision | NONE             |
| City        | Whitecourt       |
| County      | Woodlands County |
| Province    | Alberta          |
| Postal Code | T7S 1A1          |

### Amenities

|         |             |
|---------|-------------|
| Parking | Parking Pad |
|---------|-------------|

### Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | See Remarks             |
| Appliances        | None                    |
| Heating           | Forced Air, Natural Gas |
| Cooling           | None                    |
| Basement          | None                    |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                     |
| Lot Description   | Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Fruit Trees/Shrub(s), Level |
| Roof              | Asphalt Shingle                                                                          |
| Construction      | Wood Frame                                                                               |
| Foundation        | Poured Concrete                                                                          |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 19th, 2025 |
|-------------|-------------------|

Days on Market 76  
Zoning C-1

### **Listing Details**

Listing Office EXIT REALTY RESULTS



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