

# \$224,900 - 4815 52 Avenue, Whitecourt

MLS® #A2261659

**\$224,900**

2 Bedroom, 1.00 Bathroom, 1,036 sqft

Residential on 0.20 Acres

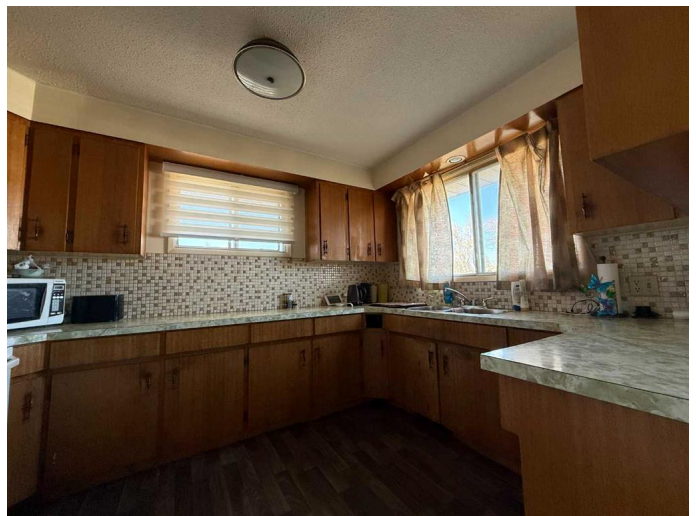
NONE, Whitecourt, Alberta

Welcome to this adorable 2-bedroom home that's full of potential and ready for your personal touch! Featuring a 22x28 detached garage, there's plenty of space for vehicles, storage, or your next project. Inside, the partially finished basement offers extra living space that just needs a few finishing touches to make it your own. You'll love the convenient location close to the mall, schools, and other amenities, making day-to-day living a breeze. Whether you're a first-time buyer, downsizing, or looking for an investment opportunity, this home offers comfort, character, and room to grow. Don't miss your chance to make this charming property your own!

Built in 1970

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2261659    |
| Price          | \$224,900   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,036       |
| Acres          | 0.20        |
| Year Built     | 1970        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 4815 52 Avenue   |
| Subdivision | NONE             |
| City        | Whitecourt       |
| County      | Woodlands County |
| Province    | Alberta          |
| Postal Code | T7S 1N2          |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                              |
|-------------------|----------------------------------------------|
| Interior Features | Ceiling Fan(s)                               |
| Appliances        | Range Hood, Refrigerator, Washer/Dryer, Oven |
| Heating           | Forced Air                                   |
| Cooling           | None                                         |
| Has Basement      | Yes                                          |
| Basement          | Full                                         |

## Exterior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Lighting, Private Yard, Storage                                                                                                     |
| Lot Description   | Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                                                     |
| Construction      | Brick, Stucco                                                                                                                       |
| Foundation        | Poured Concrete                                                                                                                     |

## Additional Information

|             |                          |
|-------------|--------------------------|
| Date Listed | November 5th, 2025       |
| Zoning      | C-1 Core Commercial Down |

## Listing Details

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

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