



GRASSROOTS
REALTY GROUP

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4903 53 Avenue
Whitecourt, Alberta

MLS # A2307985



\$159,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	720 sq.ft.	Age:	1947 (79 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1C Low Density Resident
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: na

Affordable opportunity with great potential! This 2-bedroom, 1-bathroom bungalow offers a functional layout with the convenience of main floor laundry—ideal for those seeking single-level living. Built in 1947, the home shows its age but remains in fair condition and could be a great option for first-time buyers, investors, or anyone looking to downsize. Situated on a spacious 6,250 sq. ft. lot, there’s plenty of room to build a garage, expand, or even redevelop. Located in a prime area right next to the school and within walking distance to the senior circle, Festival Park, the upcoming cultural event centre, and library. A great chance to get into the market at an affordable price point!