



GRASSROOTS
REALTY GROUP

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5536 47A Street
Whitecourt, Alberta

MLS # A2317378



\$230,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,131 sq.ft.	Age:	1966 (60 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating: Forced Air

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Mixed

Foundation: Poured Concrete

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1C

Utilities: -

Inclusions: N/A

Opportunity awaits with this 4 bedroom, 2 bath bungalow located in a convenient central Whitecourt location. Within walking distance to schools, parks, the golf course, and many downtown amenities, this home offers a practical layout with plenty of potential for the next owner. The main level features a bright living room, functional kitchen, comfortable bedrooms, and a dedicated office, ideal for working from home, studying, or a hobby space. The basement provides additional living space, bedrooms, and a second full bathroom, offering flexibility for a growing family or guests. Outside, you'll find a fenced backyard with mature trees, room for gardening or entertaining.