



GRASSROOTS
REALTY GROUP

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4740 56 Avenue
Whitecourt, Alberta

MLS # A2330788



\$335,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,410 sq.ft.	Age:	1961 (65 yrs old)
Beds:	6	Baths:	2
Garage:	Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Lawn, Private		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Separate Entrance, Storage		

Inclusions:	N/A
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Spacious and versatile, this 6 bedroom bi-level is ideally located near Festival Park. With a functional layout and separate entrance to the fully developed basement, this property offers excellent flexibility for multi-generational living or buyers seeking an investment opportunity. The basement is fully set up with a second living area, kitchen, bedrooms bathrooms and laundry. (The basement contains an illegal an illegal suite). This home is close to parks, schools, walking trails and everyday amenities.