



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

305, 4502 52 Avenue
Whitecourt, Alberta

MLS # A2331299



\$234,900

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,175 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Outside, Parking Lot, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 449
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	R-4
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: na

Welcome to this beautifully maintained 2-bedroom, 2-bathroom condo in the highly desirable and secure Dawson Estates. Proudly offered by the original owner, this freshly painted unit is in excellent condition and showcases new hardwood flooring throughout the main living area, kitchen, and dining room, creating a fresh, modern feel. Designed for comfortable, low-maintenance living, the open-concept layout features a spacious living area, convenient in-suite laundry, and all appliances are included. Step outside to enjoy the covered deck, offering the perfect space to relax. This well-managed building offers the convenience of secure entry, indoor mail delivery, and the rare bonus of both a heated underground parking stall and an additional powered outdoor parking stall. If you're looking for a move-in-ready home in a sought-after condo community, this exceptional property is one you won't want to miss.