

# \$254,900 - 5508 47 Street, Whitecourt

MLS® #A2235016

## \$254,900

3 Bedroom, 3.00 Bathroom, 1,092 sqft

Residential on 0.14 Acres

NONE, Whitecourt, Alberta

### Solid Start or Investment Opportunity!

Step into this well-built home, full of timeless character and practical features throughout. You'll appreciate the spacious 22x24 garage and the extra parking space at the back — perfect for an RV or boat. The layout offers a bright living area, a functional kitchen, and good-sized bedrooms. There was a new furnace installed last winter, the hot water tank was replaced approximately 3 years ago, and shingles were replaced in the last 10 years. Whether you're buying your first home, downsizing, or looking for an investment, this property provides a solid foundation with room to update and make it your own. Located in a mature neighborhood with established trees and close to schools, parks, and amenities.

Built in 1975

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2235016    |
| Price          | \$254,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,092       |
| Acres          | 0.14        |
| Year Built     | 1975        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 5508 47 Street   |
| Subdivision | NONE             |
| City        | Whitecourt       |
| County      | Woodlands County |
| Province    | Alberta          |
| Postal Code | T7S 1A4          |

### Amenities

|                |                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                         |
| Parking        | Additional Parking, Alley Access, Double Garage Detached, Parking Pad, RV Access/Parking, Gravel Driveway |
| # of Garages   | 2                                                                                                         |

### Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | Vinyl Windows                                    |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                          |
| Cooling           | None                                             |
| Has Basement      | Yes                                              |
| Basement          | Full, Partially Finished                         |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Private Yard         |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Shingle              |
| Construction      | Concrete, Wood Frame |
| Foundation        | Poured Concrete      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 53              |
| Zoning         | R-1C            |

### Listing Details

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

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