

\$254,900 - 3645 55 Avenue, Whitecourt

MLS® #A2199666

\$254,900

3 Bedroom, 1.00 Bathroom, 963 sqft

Residential on 0.13 Acres

N/A, Whitecourt, Alberta

Perfect Starter Home or Rental Opportunity!

Welcome to this charming 3-bedroom home, located just steps away from Percy Baxter School! With a spacious main floor and a full, open basement, this property offers plenty of room for growth and customization.

Key Features:

- 3 Bedrooms on the main floor

- Full, open basement â€œ ready for your ideas!

- Recently built 24x24 garage (2023) with 9-foot walls and an 8x16 overhead door

- New deck (2023) â€œ ideal for relaxing and entertaining

- Beautifully landscaped, fenced yard with alley access

- Newer shingles and all-new vinyl windows

- Newer hot water tank (2022)

Additional Highlights:

- Quick possession available â€œ move in when youâ€™re ready!

- Close proximity to schools, parks, and essential amenities

This property is perfect for first-time buyers, a growing family, or investors looking for a solid rental. Donâ€™t miss out on the opportunity to make this house your home!



Built in 1981

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2199666 |
| Price | \$254,900 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 963 |
| Acres | 0.13 |
| Year Built | 1981 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 3645 55 Avenue |
| Subdivision | N/A |
| City | Whitecourt |
| County | Woodlands County |
| Province | Alberta |
| Postal Code | T7S 1C8 |

Amenities

| | |
|----------------|-------------------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Detached, Parking Pad |
| # of Garages | 2 |

Interior

| | |
|-------------------|--------------------------------------|
| Interior Features | See Remarks |
| Appliances | Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|----------------------------|
| Exterior Features | None |
| Lot Description | Back Lane, Back Yard, Lawn |
| Roof | Asphalt Shingle |
| Construction | Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 5th, 2025 |
| Days on Market | 65 |
| Zoning | R-1C |

Listing Details

| | |
|----------------|---------------------|
| Listing Office | EXIT REALTY RESULTS |
|----------------|---------------------|



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