

# **\$309,900 - Unit 24, 4010 47 Street, Whitecourt**

MLS® #A2219035

**\$309,900**

2 Bedroom, 2.00 Bathroom, 1,054 sqft

Residential on 0.06 Acres

N/A, Whitecourt, Alberta

Discover the perfect condo! This beautifully designed 2-bedroom, 2-bathroom condo that perfectly blends comfort and convenience. This must-see bungalow-style residence features a spacious open floor plan, allowing for a bright and airy atmosphere throughout.

The heart of the home is the inviting kitchen, boasting an abundance of maple cabinets and plenty of counter space with a nice size island, ideal for both cooking and entertaining. Cozy up in the living area by the charming gas fireplace, perfect for those cooler evenings.

Enjoy the convenience of a front-attached double garage, providing ample space for your vehicles and extra storage. This condo also offers maintenance-free living, with snow removal, grass cutting, and water included in your fee - leaving you more time to relax and enjoy your surroundings.

Located in the desirable Hilltop area, youâ€™™ll have easy access to schools, a hospital, parks, and scenic trails, making it perfect for outdoor enthusiasts. Plus, the nearby Miller Centre, curling rink, and hockey rink provide plenty of recreational options for you and your family.

Comes with all appliances. The basement is not finished so a blank canvas to do as you wish.

There is a front veranda as well as a deck at



the back. This is a very quiet and conveniently located. Perfect lifestyle property.

Built in 2009

### **Essential Information**

MLS® #	A2219035
Price	\$309,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,054
Acres	0.06
Year Built	2009
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### **Community Information**

Address	Unit 24, 4010 47 Street
Subdivision	N/A
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S0C8

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Paved
# of Garages	2

### **Interior**

Interior Features	High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Lawn, Level, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	50
Zoning	R-3
HOA Fees	194
HOA Fees Freq.	MON

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.