

# \$342,000 - 3649 55 Avenue, Whitecourt

MLS® #A2252168

**\$342,000**

4 Bedroom, 3.00 Bathroom, 1,151 sqft

Residential on 0.15 Acres

NONE, Whitecourt, Alberta

This family home offers plenty of space with 4 bedrooms plus a den or office, perfect for work or study. The main floor includes a front living room filled with natural light from large, bright windows. The kitchen has been refreshed with brand new quartz countertops, with updated vanities, and fresh paint. The dining area includes windows facing the back yard and the south, plus walks out onto the partially covered deck. As the deck faces west, there is privacy and a gas line.

Downstairs, a large family room provides extra space for gatherings, and the huge laundry room adds convenience. The waterlines were replaced with pex a few weeks ago. Outside, the fenced yard includes extra parking at the back, a handy storage shed, and even an apple tree.

A versatile home that is move-in ready inside and out, ready to welcome its next family.

Built in 1996

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2252168  |
| Price          | \$342,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,151     |



|            |             |
|------------|-------------|
| Acres      | 0.15        |
| Year Built | 1996        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bi-Level    |
| Status     | Active      |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 3649 55 Avenue   |
| Subdivision | NONE             |
| City        | Whitecourt       |
| County      | Woodlands County |
| Province    | Alberta          |
| Postal Code | T7S 1C8          |

### **Amenities**

|                |                          |
|----------------|--------------------------|
| Parking Spaces | 4                        |
| Parking        | Alley Access, Off Street |

### **Interior**

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings                   |
| Heating           | Forced Air                                                                                        |
| Cooling           | None                                                                                              |
| Has Basement      | Yes                                                                                               |
| Basement          | Finished, Full                                                                                    |

### **Exterior**

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Lighting, Private Yard, Storage                    |
| Lot Description   | Back Yard, Corner Lot, Few Trees, Front Yard, Lawn |
| Roof              | Asphalt Shingle                                    |
| Construction      | Mixed                                              |
| Foundation        | Poured Concrete                                    |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 13                |

Zoning

R-C1

## **Listing Details**

Listing Office

ROYAL LEPAGE MODERN REALTY

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