

# \$379,900 - 26/26a Whitecourt Avenue, Whitecourt

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MLS® #A2184068

**\$379,900**

3 Bedroom, 1.00 Bathroom, 2,051 sqft  
Residential on 0.17 Acres

NONE, Whitecourt, Alberta

Fantastic Duplex with Great Investment Potential â€” Live in One Half & Rent Out the Other!

Looking for a property that offers both comfort and income potential? This fully occupied duplex, situated on one title, is perfect for those looking to live in one half while renting out the other, or keep it as a full rental. Tenants have been there 8 years and 2 years respectively. With 3 bedrooms on the main floor and recent updates, this property is ideal for both investors and owner-occupiers.

Property Features:

Duplex on One Title: Live in one side, rent out the other or accept as full rental!

3 Bedrooms on the Main Floor

Recent Updates (2019): New shingles, windows, flooring, and some doors for a fresh, modern feel

Fully Fenced Yard â€” Perfect for privacy and outdoor enjoyment

Basements with Development Potential â€” Additional space to grow or customize

Excellent Location:

Close to Millar Centre



Ste. Anne School

Hilltop High School

Convenient access to local amenities

Whether you're looking for a great rental opportunity or a place to call home with some extra income, this duplex has it all. Don't miss out on this fantastic property!

Built in 1971

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2184068               |
| Price          | \$379,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 2,051                  |
| Acres          | 0.17                   |
| Year Built     | 1971                   |
| Type           | Residential            |
| Sub-Type       | Duplex                 |
| Style          | Bungalow, Side by Side |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 26/26a Whitecourt Avenue |
| Subdivision | NONE                     |
| City        | Whitecourt               |
| County      | Woodlands County         |
| Province    | Alberta                  |
| Postal Code | T7S 1H3                  |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

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

## Exterior

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

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | December 19th, 2024 |
| Days on Market | 108                 |
| Zoning         | R-1C                |

## Listing Details

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

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