

# \$320,000 - 5535 47a Street, Whitecourt

MLS® #A2206396

**\$320,000**

4 Bedroom, 2.00 Bathroom, 1,016 sqft  
Residential on 0.14 Acres

NONE, Whitecourt, Alberta

This charming 1016 sqft bungalow, nestled in a quaint downtown area, is a perfect blend of comfort and functionality. As you step inside, you're greeted by a spacious family room that seamlessly flows into the open kitchen and dining room combo. The kitchen boasts ample cabinet and counter space, providing plenty of room for meal prep and storage. Large patio doors open up to a covered two-tiered deck, creating a perfect space for entertaining or relaxing outdoors. On the main level, you'll find a large master bedroom offering a peaceful retreat. There's also a second bedroom that can be easily used as an office or guest room, alongside a well-appointed 3-piece bathroom with a stand-up shower.

Downstairs, the lower level is equally impressive with two more generously-sized bedrooms, offering plenty of space for family or guests. A bright and airy 4-piece bathroom adds convenience and comfort to the lower level. The massive family room down here gives you plenty of options to set up your own movie nights, game space, or even a workout area to suit your needs. Outside, the private backyard is lined with trees, creating a serene and peaceful atmosphere ideal for relaxation. The covered deck is perfect for hosting barbecues with friends or enjoying quiet moments, and it's even hot tub-ready for those wanting to unwind under the stars. The 24x24 heated garage provides not only space for your vehicles but also a perfect workspace



for hobbies or projects. Additionally, parking in the back with back alley access adds extra convenience to the property. This home offers everything you need for comfortable living in a charming and quiet downtown location, making it a must-see addition to your list!

Built in 1966

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2206396    |
| Price          | \$320,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,016       |
| Acres          | 0.14        |
| Year Built     | 1966        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 5535 47a Street  |
| Subdivision | NONE             |
| City        | Whitecourt       |
| County      | Woodlands County |
| Province    | Alberta          |
| Postal Code | T7S1A4           |

### **Amenities**

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

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s)   |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | None                             |
| Lot Description   | Back Yard, Few Trees, Front Yard |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding                     |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 27               |
| Zoning         | R-1C             |

## Listing Details

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

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