

# \$454,900 - 3526 55 Avenue, Whitecourt

MLS® #A2236231

**\$454,900**

5 Bedroom, 3.00 Bathroom, 1,270 sqft

Residential on 0.13 Acres

NONE, Whitecourt, Alberta

Welcome to this beautifully maintained bungalow built in 2009, featuring a recently fully developed basement that offers modern comfort and style. Step inside to discover an open-concept living area with gleaming hardwood floors, complemented by great medium oak cabinets, a corner pantry, and an island that overlooks the living room. Vaulted ceilings add an airy, spacious feel throughout the main living space.

Main floor highlights include convenient laundry, double patio doors leading to a tiered deck, and a generously sized yard that overlooks a peaceful green space – ideal for outdoor activities!

The basement, developed in 2020, offers a modern vibe with shiplap accents, an electric fireplace, and a stylish bar with quartz countertops – perfect for gatherings or unwinding at home. It also features a 4-piece bathroom and two well-sized bedrooms, providing ample space for family or guests. A really well thought out space.

Additional upgrades include a new boiler providing in-floor heat in the garage and basement, a hot water on demand system, and air conditioning – a welcome addition during the warm summer months. Fresh paint upstairs enhances the home's move-in-ready appeal.

Don't miss this fantastic opportunity to own a turnkey home with thoughtful updates and modern touches.



Built in 2009

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2236231    |
| Price          | \$454,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,270       |
| Acres          | 0.13        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 3526 55 Avenue   |
| Subdivision | NONE             |
| City        | Whitecourt       |
| County      | Woodlands County |
| Province    | Alberta          |
| Postal Code | T7S 0C1          |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Closet Organizers  |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric   |
| Has Basement      | Yes  |

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | None                         |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Asphalt Shingle              |
| Construction      | Vinyl Siding                 |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 10             |
| Zoning         | R-1C           |

## Listing Details

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

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