

# \$325,000 - 4732 54 Avenue, Whitecourt

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MLS® #A2243916

**\$325,000**

4 Bedroom, 3.00 Bathroom, 1,079 sqft

Residential on 0.15 Acres

NONE, Whitecourt, Alberta

Welcome to this beautifully maintained 5-bedroom, 2.5-bathroom family home located on a peaceful, tree-lined street—just steps from a local school and a popular skating rink, close to downtown shopping! Perfectly designed for comfort and convenience, this property offers an ideal setting for family living.

The heart of the home is the stunning kitchen, featuring upgraded stainless steel appliances, modern finishes, and ample cabinet space—perfect for family meals or entertaining guests. The open-concept living and dining areas are bright and inviting, with large windows that fill the space with natural light.

Upstairs, you'll find the primary bedroom that includes an ensuite, and 2 other bedrooms. The fully finished basement offers additional living space for a playroom, flex space, home office, or gym. We love the layout of this home it flows so well & maximizes space and comfort.

Outside, enjoy a private yard with room to play or garden, back alley access with a detached 24x24 garage for secure parking and extra storage.

Don't miss your chance to own this charming home in a family-friendly neighborhood close to everything you need! Newer roof and hot water tank on this one!



Built in 1967

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2243916      |
| Price          | \$325,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,079         |
| Acres          | 0.15          |
| Year Built     | 1967          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 4732 54 Avenue   |
| Subdivision | NONE             |
| City        | Whitecourt       |
| County      | Woodlands County |
| Province    | Alberta          |
| Postal Code | T7S 1A3          |

## Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Parking Spaces | 2                                                                  |
| Parking        | Alley Access, Double Garage Detached, Garage Faces Rear, On Street |
| # of Garages   | 2                                                                  |

## Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan                        |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                 |
| Cooling           | None                                                                                    |
| Has Basement      | Yes                                                                                     |
| Basement          | Finished, Full                                                                          |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Other                       |
| Lot Description   | Back Lane, Front Yard, Land |
| Roof              | Asphalt Shingle             |
| Construction      | Concrete, Wood Frame        |
| Foundation        | Poured Concrete             |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 59              |
| Zoning         | R1C             |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | CENTURY 21 NORTHERN RE |
|----------------|------------------------|



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