

\$145,000 - 5103 52 Ave, Whitecourt

MLS® #A2249901

\$145,000

2 Bedroom, 1.00 Bathroom, 816 sqft

Residential on 0.15 Acres

NONE, Whitecourt, Alberta

Discover a rare opportunity right in the heart of downtown Whitecourt! Situated on a large corner lot, this unique property is zoned commercial, offering endless possibilities—whether you're looking for a cozy home, a smart investment, or a location for your next business venture.

Property Highlights:

2-bedroom home with solid potential

Huge corner lot with excellent visibility and access

Zoned C-1 Commercial — ideal for retail, office space, or redevelopment

Beautiful mature plum trees in the backyard

Quiet side street just steps from shops, restaurants, and services

This is an awesome location—perfect for a small business owner, savvy investor, or first-time buyer looking to get into the market with room to grow.

Built in 1955

Essential Information

MLS® # A2249901

Price \$145,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	816
Acres	0.15
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5103 52 Ave
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1A1

Amenities

Parking	Parking Pad
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Interior

Interior Features	See Remarks
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape, Level
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 19th, 2025
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Days on Market 61
Zoning C-1

Listing Details

Listing Office EXIT REALTY RESULTS



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