

# \$254,900 - 3645 55 Avenue, Whitecourt

MLS® #A2199666

**\$254,900**

3 Bedroom, 1.00 Bathroom, 963 sqft

Residential on 0.13 Acres

N/A, Whitecourt, Alberta

Perfect Starter Home or Rental Opportunity!

Welcome to this charming 3-bedroom home, located just steps away from Percy Baxter School! With a spacious main floor and a full, open basement, this property offers plenty of room for growth and customization.

Key Features:

- 3 Bedrooms on the main floor

- Full, open basement “ready for your ideas!

- Recently built 24x24 garage (2023) with 9-foot walls and an 8x16 overhead door

- New deck (2023) “ideal for relaxing and entertaining

- Beautifully landscaped, fenced yard with alley access

- Newer shingles and all-new vinyl windows

- Newer hot water tank (2022)

Additional Highlights:

- Quick possession available “move in when you’re ready!

- Close proximity to schools, parks, and essential amenities

This property is perfect for first-time buyers, a growing family, or investors looking for a solid rental. Don’t miss out on the opportunity to make this house your home!



Built in 1981

### Essential Information

MLS® #	A2199666
Price	\$254,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	963
Acres	0.13
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	3645 55 Avenue
Subdivision	N/A
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1C8

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Parking Pad
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete



**Additional Information**

Date Listed	March 5th, 2025
Days on Market	48
Zoning	R-1C

**Listing Details**

Listing Office	EXIT REALTY RESULTS
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