

# \$324,777 - 4703 56a Avenue, Whitecourt

MLS® #A2205326

**\$324,777**

5 Bedroom, 2.00 Bathroom, 1,163 sqft  
Residential on 0.14 Acres

NONE, Whitecourt, Alberta

This inviting 1163SQFT home, nestled on a corner lot, offers a spacious main level with three well-sized bedrooms, and a beautifully renovated bathroom featuring a double vanity with sleek gold hardware. The kitchen is a chef's dream, featuring an abundance of cabinetry for all your storage needs, paired with stainless steel appliances. Among these is a brand-new induction/convection/air fryer stove, providing versatile cooking options to suit every meal.

The partially finished basement adds even more potential with two large bedrooms and a convenient two-piece bathroom. There's plenty of room to create a cozy family room or entertainment area, along with loads of storage space. The unfinished areas provide the perfect canvas for you to add your personal touch and truly make this space your own.

The home is complemented by a 24x24 garage, built in 2022, which boasts 10.5-foot ceilings and a 9X16-foot door, offering plenty of space for your vehicles or additional storage. Outside, the yard features a stone patio, ideal for enjoying summer days and evenings. A separate entrance to the home adds both convenience and flexibility.

Over the years, this home has seen significant updates, including electrical, plumbing, windows, and a fully renovated bathroom. The most recent updates include a brand new furnace and AC system installed in 2022,



ensuring year-round comfort.

With these thoughtful updates and ample space to grow, this home is the perfect place to settle in and add your personal style.

Built in 1963

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2205326    |
| Price          | \$324,777   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,163       |
| Acres          | 0.14        |
| Year Built     | 1963        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4703 56a Avenue  |
| Subdivision | NONE             |
| City        | Whitecourt       |
| County      | Woodlands County |
| Province    | Alberta          |
| Postal Code | T7S1B2           |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Alley Access, Double Garage Detached, Off Street |
| # of Garages   | 2  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Bathroom Rough-in, Ceiling Fan(s), Double Vanity |
|-------------------|--|

|              |  |
|--------------|--|
| Appliances   | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating      | Forced Air   |
| Cooling      | Central Air  |
| Has Basement | Yes  |
| Basement     | Full, Partially Finished                               |

### **Exterior**

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | None                              |
| Lot Description   | Back Yard, Corner Lot, Front Yard |
| Roof              | Asphalt Shingle                   |
| Construction      | Vinyl Siding                      |
| Foundation        | Block                             |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 8                |
| Zoning         | R-1C             |

### **Listing Details**

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

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