

UNIT 6, 4920 53 Avenue
Whitecourt, Alberta

MLS # A2122826



\$289,900

Division:	NONE		
Type:	Residential/Triplex		
Style:	Bungalow		
Size:	1,069 sq.ft.	Age:	2000 (24 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, City Lot, Cleared, Brush, Gazebo, Front Yard, Landscaped, Paved		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: window coverings

Introducing, A fabulous condo in a great location downtown. This property offers a spacious layout with 2 bedrooms upstairs and 1 bedroom downstairs, providing ample space for comfortable living. With two bathrooms, convenience at your fingertips. The kitchen boasts plenty of OAK kitchen cabinets, offering ample storage for all your culinary needs. With lots of counter space, pantry and built in desk in the kitchen. Off the kitchen is a 10 x 24 ft deck, where you can relax and unwind after a long day. Perfect for barbequing and enjoying the great park-like view. The Hardwood floors in the living room add a touch of elegance to the space.. If you have an RV or boat, you'll appreciate the abundance of storage space available outside to store them. Additionally, there is a two-car heated garage, ensuring your vehicles stay protected year-round. The convenience continues with a main floor laundry room, making chores a breeze. Location is key, and this condo is ideally situated close to downtown, putting you within easy reach of all the amenities and attractions the area has to offer. Experience quality living at its finest, with a maintenance-free exterior that allows you to focus on enjoying your home rather than worrying about upkeep. This Condo is close to Rotary Park , - you will feel when in the back courtyard like you are in the country – with picture perfect views, walkways etc. To complete this package you will have 5 appliances, window coverings, central vac and did I mention a double heated attached garage.