

**303, 4502 52 Avenue**  
**Whitecourt, Alberta**

**MLS # A2138149**



**\$229,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,136 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Secured, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 386
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-4
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to your dream home! This beautiful condo offers a perfect blend of comfort, convenience, and style. Nestled in a prime location close to shopping, dining, and entertainment, this residence is ideal for those seeking a vibrant lifestyle with all the modern conveniences. Step inside and be greeted by a spacious open-concept layout that creates an airy and inviting atmosphere, perfect for entertaining and everyday living. The condo features in-suite laundry, providing the ultimate convenience of having your own laundry facilities right in your unit. Spacious kitchen with Granite countertops, Also has two generously sized bedrooms and two bathrooms, the master bedroom includes an ensuite bathroom, offering a private retreat, while the second bedroom and bathroom are perfect for guests or family. Enjoy the luxury of an indoor heated parking stall, ensuring you never have to worry about the elements. The location is unbeatable, just minutes away from a variety of shopping options, making errands and leisure activities a breeze. Additionally, the building's elevator guarantees easy access to your home, making it accessible for all. Don't miss out on this opportunity to own a condo that truly has it all.