

**5611 48 Street**  
**Whitecourt, Alberta**

**MLS # A2160575**



**\$284,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,253 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Attached, Driveway, Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-1C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Pantry, Vinyl Windows		

**Inclusions:** na

Welcome to this spacious 4-bedroom, 3-bathroom home, perfect for those seeking a blend of comfort, convenience, and affordability. Situated on a generous 6,000 sqft lot, this property offers ample space both inside and out. **Spacious Living:** With 4 bedrooms and 3 bathrooms, this home provides plenty of room for everyone. The layout includes three distinct living rooms, offering versatility for entertaining, relaxing, or even setting up a home office or playroom. **Double Attached Garage & Extra Parking:** Enjoy the convenience of a double attached garage, along with additional parking space at the back of the property. The back alley access is a practical feature, adding even more functionality to the space. **Prime Location:** Located close to Rotary Park, shopping centers, and schools, this home is ideally situated for families or those looking to stay connected with community amenities. **Affordable & Versatile:** Whether you're a first-time homebuyer, a family in need of more space, or looking for a crewhouse, this home fits the bill. Its affordable price point makes it a great opportunity to invest in a property that offers both comfort and potential for the future. Don't miss out on the chance to own this versatile and well-located home.