\$204,900 - 5420 46 Street, Whitecourt

MLS® #A2207012

\$204,900

2 Bedroom, 1.00 Bathroom, 600 sqft Residential on 0.17 Acres

NONE, Whitecourt, Alberta

Why rent when you can own? This charming, move-in-ready home is perfect for first-time buyers, downsizers, or anyone looking for an affordable alternative to renting. Situated on a private and spacious 7,500 sq. ft. lot, this property offers plenty of outdoor space, RV parking, and a 16x24 garage wired with 220 power.

Inside, you'll find a thoughtfully updated living space with 2 bedrooms, a full bathroom, and the convenience of main-floor laundry. The finished basement adds even more versatility, featuring 2 additional rooms and a rec spaceâ€"ideal for a home office or extra storage.

Recent upgrades include:

2021 â€" New garage roof, new dishwasher 2023 â€" New dryer, kitchen refresh 2024 â€" Driveway resealed 2024/2025 â€" Basement improvements: new plumbing, electrical, insulation, drywall, and flooring

The private yard is perfect for relaxing, entertaining, or gardening in the greenhouse. With so much to offer, this home is a fantastic opportunity to own rather than rent.

Built in 1953

Essential Information







MLS® # A2207012 Price \$204,900

Bedrooms 2
Bathrooms 1.00
Full Baths 1

Square Footage 600
Acres 0.17
Year Built 1953

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 5420 46 Street

Subdivision NONE

City Whitecourt

County Woodlands County

Province Alberta
Postal Code T7S 1A7

Amenities

Utilities Cable Available, High Speed Internet Available, Electricity Connected,

Natural Gas Connected, Sewer Connected, Water Connected

Parking Spaces 4

Parking Alley Access, Parking Pad, Single Garage Detached, 220 Volt Wiring,

Additional Parking, Garage Faces Front, Paved, RV Access/Parking

of Garages 1

Interior

Interior Features Laminate Counters, Open Floorplan

Appliances Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full, Exterior Entry, Walk-Up To Grade

Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Private, Rectangular Lot

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 30th, 2025

Days on Market 38

Zoning R-MHS

Listing Details

Listing Office RE/MAX ADVANTAGE (WHITECOURT)

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