

# \$299,900 - 3646 55 Ave, Whitecourt

MLS® #A2262480

## \$299,900

3 Bedroom, 3.00 Bathroom, 1,088 sqft

Residential on 0.09 Acres

NONE, Whitecourt, Alberta

Step into this beautifully situated 3-level split home, positioned near both public and catholic schools, close to the golf course, and baseball diamonds. Built in 2000 this 3 bedroom, 3 bathroom home offers a welcoming floor plan that comfortably suits most lifestyles. The primary bedroom is a lovely oasis complete with a 3pc ensuite and walk in closet, a luxury not typically included in this price range! The 3rd level is a wonderful rec space with nice big windows that keep it bright, and look onto your backyard. The yard is fenced, with side entry from your dining room, and you will see there is back alley access and space for parking plus a big shed! The home backs onto a nice green space with a park for kids too! BRAND NEW SHINGLES put on OCTOBER 03/2025 is a nice touch, compliments of the sellers. This home is priced to impress under \$300,000, don't miss this opportunity to make it your own!

Built in 2000

## Essential Information

MLS® #	A2262480
Price	\$299,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,088



Acres	0.09
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

### Community Information

Address	3646 55 Ave
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1N7

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Refrigerator, Stove
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Backs on to Park
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	October 7th, 2025
Days on Market	1
Zoning	R-1C

### Listing Details



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